



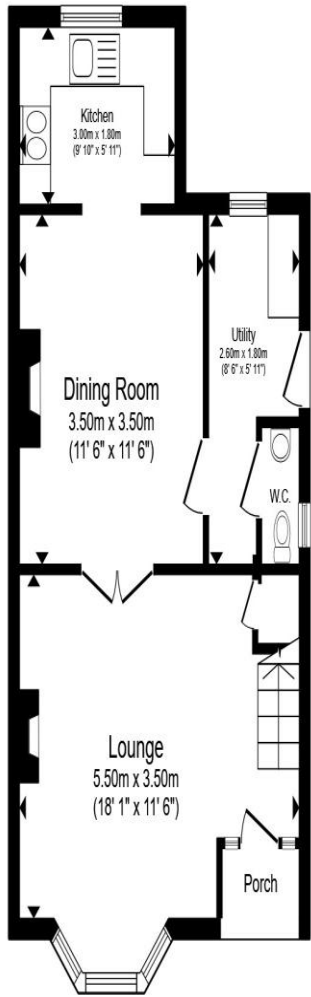
**Uplands Grainbeck Lane, Killinghall Harrogate HG3 2AA**

**welcome to**

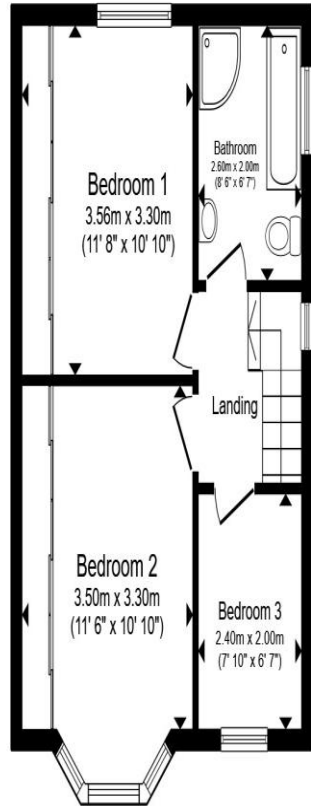
**Uplands Grainbeck Lane, Killinghall Harrogate**

Uplands is a three bedroom, semi-detached property which would make a fantastic family home. The property is located in the desirable village of Killinghall and boasts ample living accommodation as well as a spacious garden and off street parking. CALL NOW TO BOOK YOUR VIEWING!

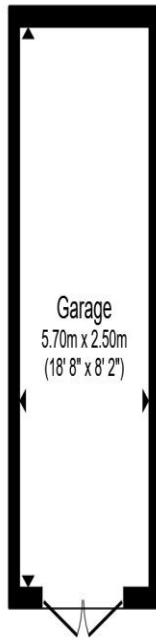




**Ground Floor**



**First Floor**



**Garage**



**Ground Floor**

**Externally**

**Lounge**

**Dining Room**

**Kitchen**

**Utility Room**

**Cloakroom / W.C**

**First Floor**

**First Floor Landing**

**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Uplands Grainbeck Lane, Killinghall Harrogate

- Chain Free
- Three bedroom semi detached house
- Spacious living accommodation
- Utility room and downstairs cloakroom
- New modern house bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

# £375,000



**view this property online** [williambrown.co.uk/Property/HRG107731](http://williambrown.co.uk/Property/HRG107731)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
HRG107731 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01423 502282**



[harrogate@williambrown.co.uk](mailto:harrogate@williambrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



[williambrown.co.uk](http://williambrown.co.uk)