



## 51 Grainbeck Rise, Harrogate, HG3 2FF

### Offers in excess of £400,000

Located in the charming area of Grainbeck Rise, Killinghall, Harrogate, this stunning detached house, built in 2021, offers a lounge, kitchen/diner, garage, ground floor w.c. To the first floor are four spacious bedrooms, one with an ensuite, and a bathroom.

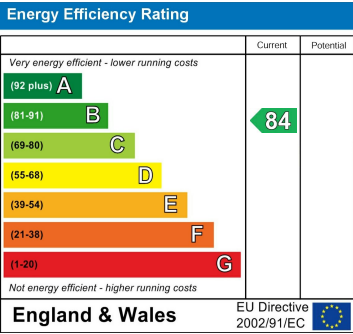
Situated in the picturesque surroundings of Harrogate, this home is located in a most convenient and desirable position, being only a five-minute drive from Harrogate town centre and well served by the local amenities of Killinghall. Offered for sale with no onward chain.

Call us today to book a viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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