



30 Moorlands Fold, Killinghall

£450,000 Guide Price



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A beautifully presented modern four-bedroom detached family home forming part of this popular modern development within Killinghall.

This impressive family home is finished to a high standard, with a stunning open-plan dining kitchen, a sitting room, utility and downstairs WC, together with four bedrooms, two en-suites and a modern bathroom. The property is sold with the remainder of the 10-year NHBC Guarantee from 2018. The property has a driveway and garage, together with a good-sized and attractive garden with lawn and patio.

Moorlands Fold is located in a most convenient and desirable position, being only five minutes' drive from Harrogate town centre and well served by the local amenities of Killinghall.

OUTSIDE A driveway provides parking and leads to a single garage. There is a good-sized and attractive rear garden with lawn and patio sitting area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR
RECEPTION HALL

SITTING ROOM
A spacious reception room.

CLOAKROOM
With WC and washbasin.

DINING KITCHEN
With space for dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with gas hob, integrated double oven, dishwasher and fridge/freezer.

UTILITY ROOM
With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR
BEDROOMS
There are four good-sized bedrooms on the first floor, two of which have fitted wardrobes and en-suite shower rooms.

BATHROOMS
There are two en-suite shower rooms and the house bathroom, all of which have modern white fittings and tiled walls and floors.





Total Area: 133.2 m² ... 1433 ft²

All measurements are approximate and for display purposes only.

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