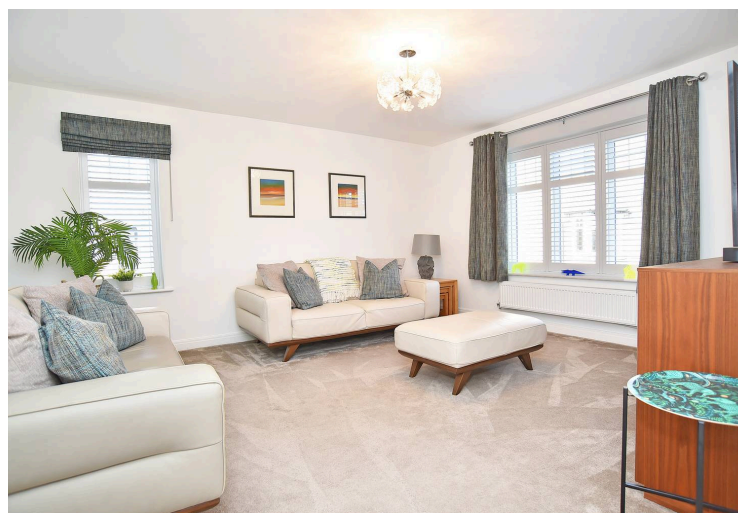
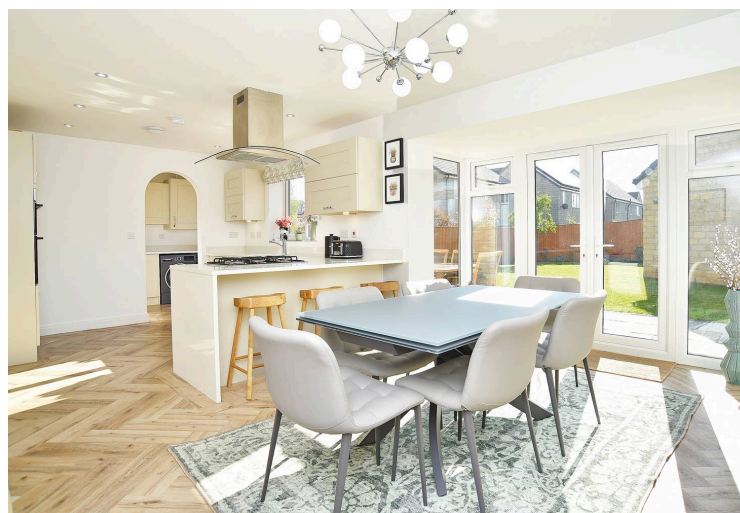




2 Spruisty Green, Killinghall

£650,000 Offers Over

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An impressive modern four-bedroom detached house, occupying a delightful plot with a generous garden and double garage, forming part of an exclusive development in a highly regarded village, just a short distance from Harrogate.

The welcoming entrance hall creates an immediate sense of space and light, finished in a clean, contemporary style, with a staircase rising to the first floor and access to the principal reception rooms. The spacious lounge is a beautifully presented reception room, featuring a light and neutral décor and generous proportions, creating a bright and comfortable setting for both relaxing and entertaining. A further versatile reception room provides excellent flexibility, ideal for use as a family room, snug, playroom or home office. In addition, the property benefits from bespoke under-stairs storage, thoughtfully designed to maximise practicality.

Externally, the property enjoys a desirable position within the development, offering attractive kerb appeal with a neatly maintained front garden and a generous driveway leading to a detached double garage. The garage is finished with a durable epoxy-sealed floor and benefits from useful loft-style eaves storage. To the rear, the beautifully landscaped garden features a combination of lawn and paved seating areas, ideal for outdoor dining and entertaining, with well-stocked borders and enclosed boundaries providing privacy.

The property also benefits from the remainder of a 10-year NHBC warranty, with approximately seven years remaining, and offers all the energy-efficient features expected of a modern new-build home, helping to ensure lower running costs and comfortable living.

The property is ideally situated within a sought-after village setting, surrounded by open countryside yet conveniently located for access to Harrogate, offering an excellent balance of rural charm and accessibility.

Council Tax band: F

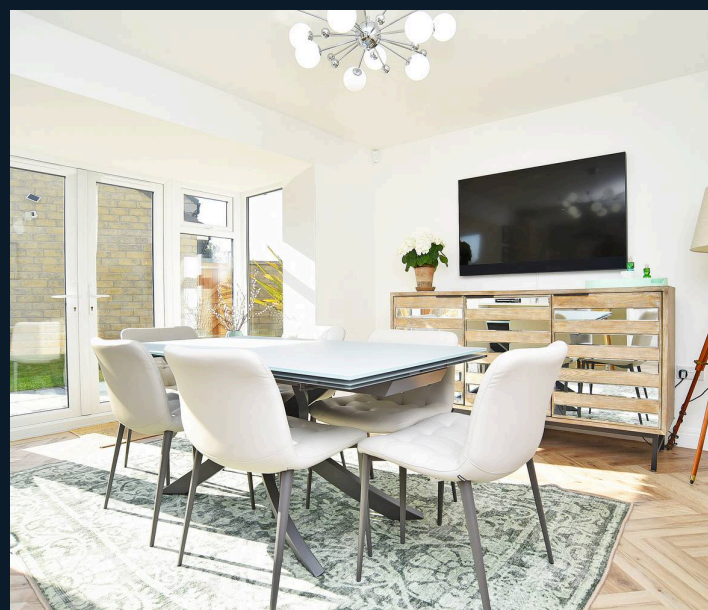
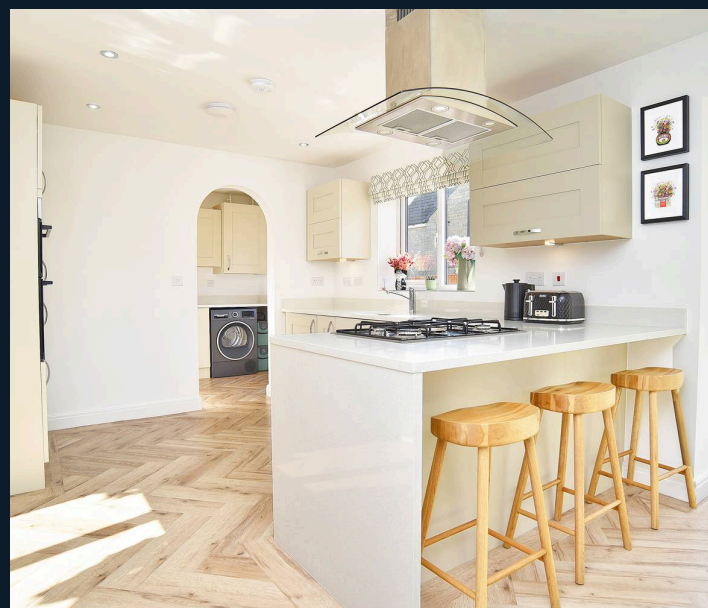
Tenure: Freehold

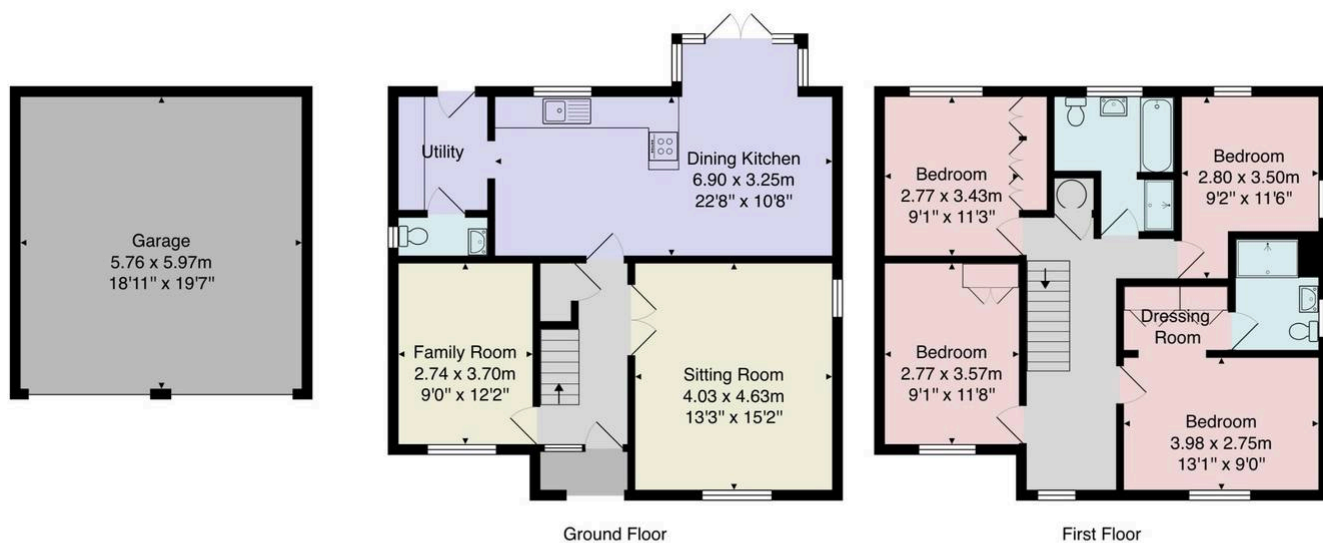
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



The heart of the home is an impressive open-plan living dining kitchen, thoughtfully designed for modern family living. The kitchen is fitted with a range of stylish units and integrated appliances including a five-ring gas hob, double oven, integrated fridge freezer and dishwasher, complemented by under-counter and kickboard lighting. The space opens into a generous dining and living area, with doors leading out onto the garden, creating a superb environment for both everyday living and entertaining. A separate utility room provides space for a washing machine and tumble dryer, and a contemporary ground floor cloakroom completes the accommodation. To the first floor, a generous landing gives access to four well-proportioned double bedrooms, all immaculately presented in a fresh, contemporary style. The principal suite is particularly impressive, featuring a dressing area and a sleek en-suite shower room, while three of the four bedrooms benefit from fitted wardrobes, enhancing both storage and convenience. The remaining bedrooms are served by a stylish house bathroom, fitted with a modern suite including a bath, separate shower enclosure and vanity unit, finished with elegant tiling and quality fittings.





Total Area: 174.1 m² ... 1874 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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