Moor Close, Killinghall, Harrogate, HG3 2DZ

- Impressive low-maintenance garden & Garden room featuring a private infra red sauna
- Spacious accommodation arranged over two floors
- Separate utility room for added practicality
- Private garden to the rear of the property
- Council Tax Band E
- Superb three-bedroom detached family home
- Open-plan kitchen and dining area ideal for family living
- Excellent access to local amenities and transport links
- Off road parking for two vehicles

Guide Price £450,000

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Moor Close, Killinghall, Harrogate, HG3 2DZ

DESCRIPTION

Situated in the sought-after village of Killinghall, this attractive three-bedroom detached home offers well-proportioned accommodation arranged over two floors, ideally suited to modern family living. Combining practical design with comfortable interiors, the property provides a welcoming and versatile environment throughout.

The accommodation opens into a bright and spacious entrance hallway, setting the tone for the rest of the home. An open-plan kitchen and dining area forms the heart of the property, offering a generous and sociable space for everyday living as well as entertaining. The kitchen is thoughtfully arranged with ample workspace and storage, while having room for a dining space. A separate utility room and a ground floor WC further enhance the functionality and convenience of the layout.

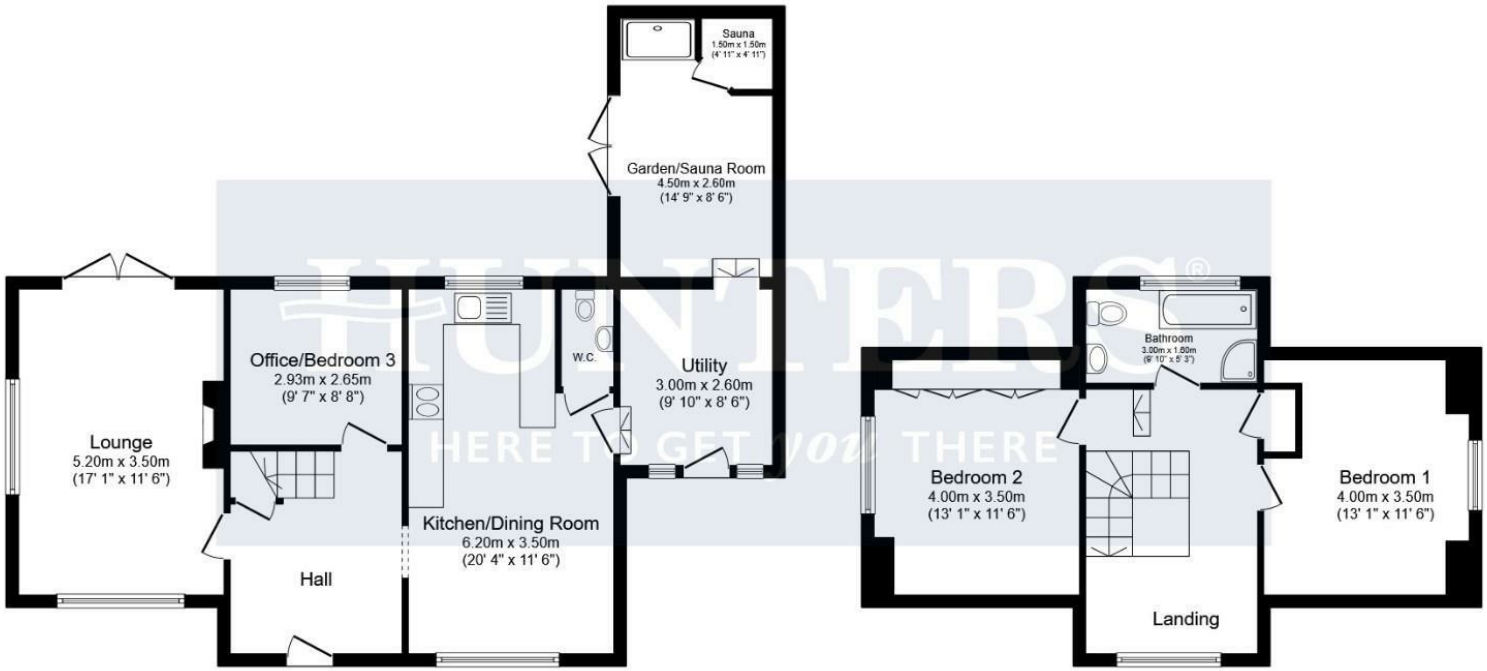
A particular feature of note is the garden room, complete with an infra red sauna, creating a relaxing retreat that connects seamlessly with the private rear garden. The garden itself provides a secure and enclosed outdoor space, ideal for families, outdoor dining and seasonal gatherings. There is also a gated side entrance to the rear garden and decking area.

To the front of the property, a driveway provides off-road parking for two vehicles. The village location offers a pleasant residential setting while remaining within easy reach of local amenities, reputable schools and transport links, providing straightforward access to nearby Harrogate and the surrounding areas.

This well-presented home represents an excellent opportunity to acquire a detached property in a popular and convenient village setting.

EPC
Energy rating E
This property produces 7.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: E



Total floor area 126.2 sq.m. (1,359 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 propertybox.io

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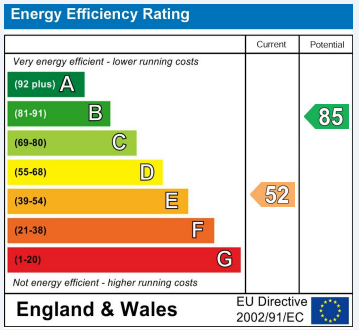
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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