



VERITY
FREARSON

17 MOORLANDS FOLD, KILLINGHALL, HARROGATE, HG3 2FU

GUIDE PRICE £600,000

17 MOORLANDS FOLD,

Killinghall, Harrogate, HG3 2FU

A spacious and beautifully presented five-bedroom detached family home forming part of this popular modern development in a delightful position backing onto open countryside.

This impressive family home is finished to a high standard with a stunning open-plan dining kitchen, a sitting room, utility and cloakroom, together with five bedrooms, three 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 double garage, together with a particularly 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.

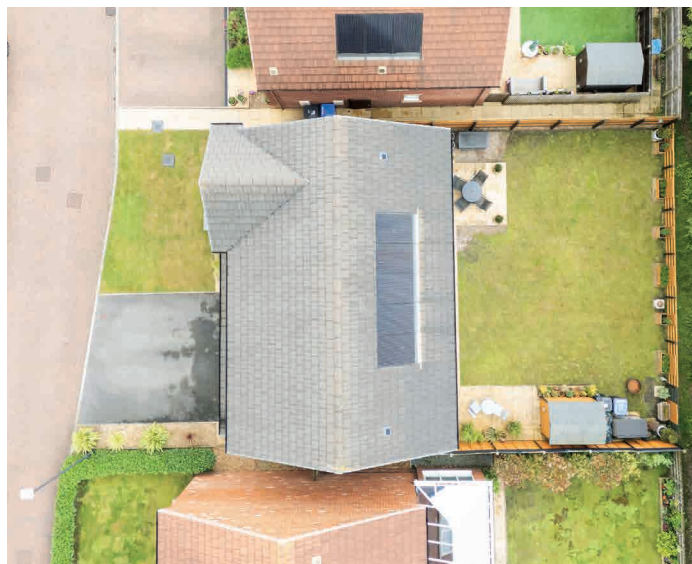


Sitting Room · Dining Kitchen · Cloakroom · Utility Room

5 Bedrooms · 3 En-Suite Shower Rooms · Family Bathroom

Off-Road Parking · Double Garage · Lawned Garden With Delightful Private Aspect







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With tiled flooring and under-stairs storage area.

SITTING ROOM

A spacious reception room with bay window.

DINING KITCHEN

An impressive kitchen and dining area with tiled flooring and glazed doors leading to the garden. The kitchen comprises a range of modern fitted unit with gas hob, double oven, integrated fridge / freezer and dishwasher.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink with space and plumbing for washing machine and additional appliances.

FIRST FLOOR BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

BEDROOM 2

A double bedroom with fitted wardrobes and en-suite shower room.

BEDROOM 3

A double bedroom with en-suite shower room.

BEDROOM 4

A further double bedroom.

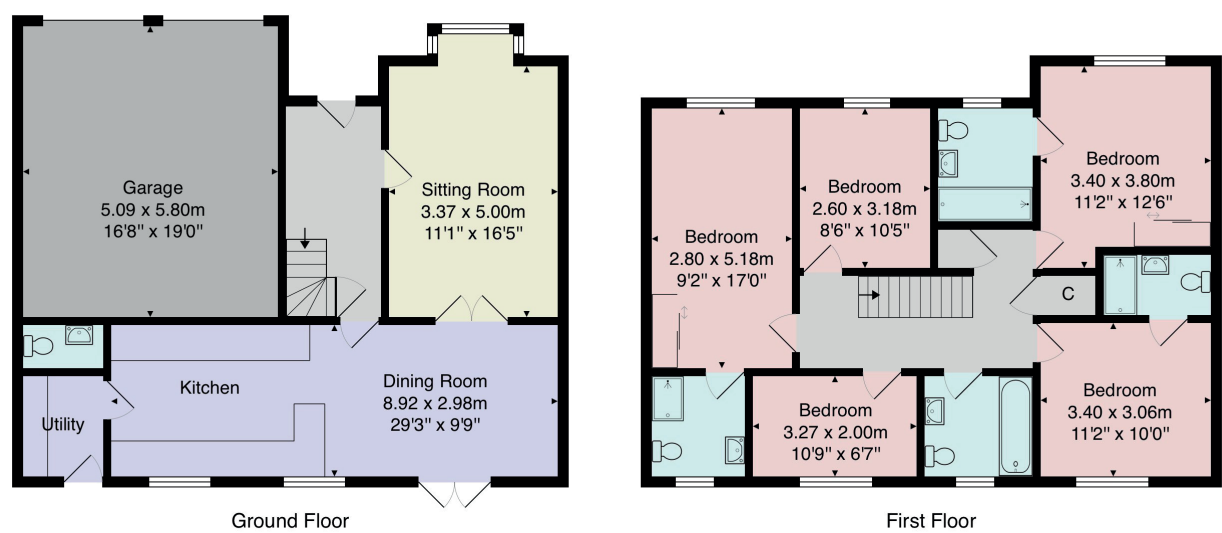
BEDROOM 5 / OFFICE

A Further bedroom or office.

BATHROOMS

There is a family bathroom with WC, washbasin and bath, plus three en-suite shower rooms, all of which have modern white fittings.

FLOOR PLAN



Total Area: 144.4 m² ... 1555 ft² (excluding garage)
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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Outside

A drive provides parking and lead to a large double garage. There is an attractive rear garden with lawn and paved sitting areas enjoying a delightful private aspect to the rear over the adjoining countryside. Timber garden shed.

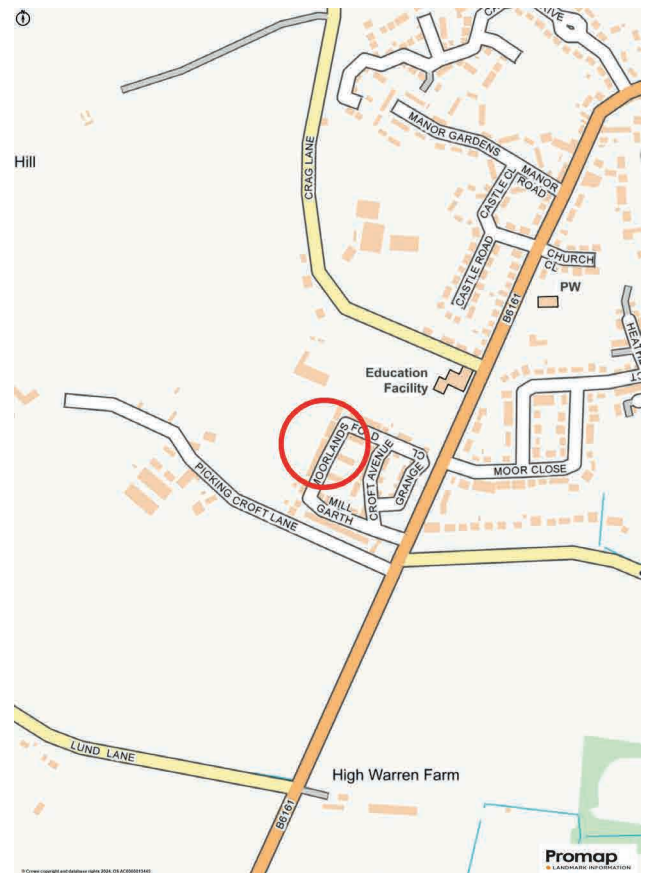
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	88	89
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

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