

**FOR SALE**



**Grainbeck Rise, Killinghall, HG3 2FF**  
**Asking Price Of £325,000**

  
**MARTIN & CO**



- Sought-after development
- Built in 2022 with 10-year new build warranty
- No onward chain
- Bright living room with French doors to garden
- Modern kitchen with integrated appliances
- Ensuite to main bedroom
- EV charging point and off-street parking
- Downstairs WC
- Enclosed rear garden
- Viewing highly recommended



Situated on the sought-after Grainbeck Rise in the village of Killinghall, this beautifully presented three-bedroom semi-detached home is offered for sale with no onward chain. Built in 2022 as part of the desirable Linden Homes development, the property benefits from the remainder of a 10-year new build guarantee, providing peace of mind for future homeowners.

The Linden Homes development in Killinghall has quickly established itself as a high-quality, family-friendly community, thoughtfully designed to blend with the local character while offering all the benefits of modern living. With energy-efficient homes and excellent build quality, it's an ideal location for a range of buyers including first-time purchasers, growing families, and those looking to downsize in style.

Killinghall itself is a charming North Yorkshire village located just a short drive from the historic spa town of Harrogate. It offers a perfect balance of countryside living and town convenience. Local amenities include a reputable primary, early years childcare options, children's park, and nearby shops. Harrogate is easily accessible by car or regular public transport links, and onward rail connections to Leeds and York make commuting straightforward.

The property has instant kerb appeal with its attractive brickwork, neatly lawned front garden and private off-street parking, complete with an electric vehicle charging point.

On entering the home, you're welcomed into a bright hallway, with a conveniently located WC immediately off to one side.

The modern kitchen has been finished to a high standard with sleek grey wall and base units and includes a full range of integrated appliances-fridge freezer, dishwasher, and washing machine-creating a clean, streamlined appearance. There is also ample space for a dining table, making it an ideal spot for everyday family meals or entertaining guests.

To the rear of the property, the spacious living room is filled with natural light thanks to French doors that open directly onto the enclosed garden. The room also benefits from access to a handy understairs cupboard, offering valuable extra storage.



The rear garden itself includes a patio area and a large, flat lawn-perfect for children to play or for those looking to develop the space further for outdoor entertaining or gardening.

Upstairs, the home continues to impress with modern white walls and stylish grey flooring running throughout. The principal bedroom features a sleek ensuite with a large walk-in shower, basin and WC. A further double bedroom and a third single bedroom offer flexible accommodation, suitable for a growing family, guests or home working. The main bathroom is fitted with a contemporary three-piece suite and includes a shower over the bath.

Further useful information about this fantastic property includes:

Tenure: Freehold  
Council tax band: D

EPC: B 83

Utilities: serviced by mains electricity, gas and water services.

Heating: Full gas fired central heating system

Estimated rental income: £1,200PCM

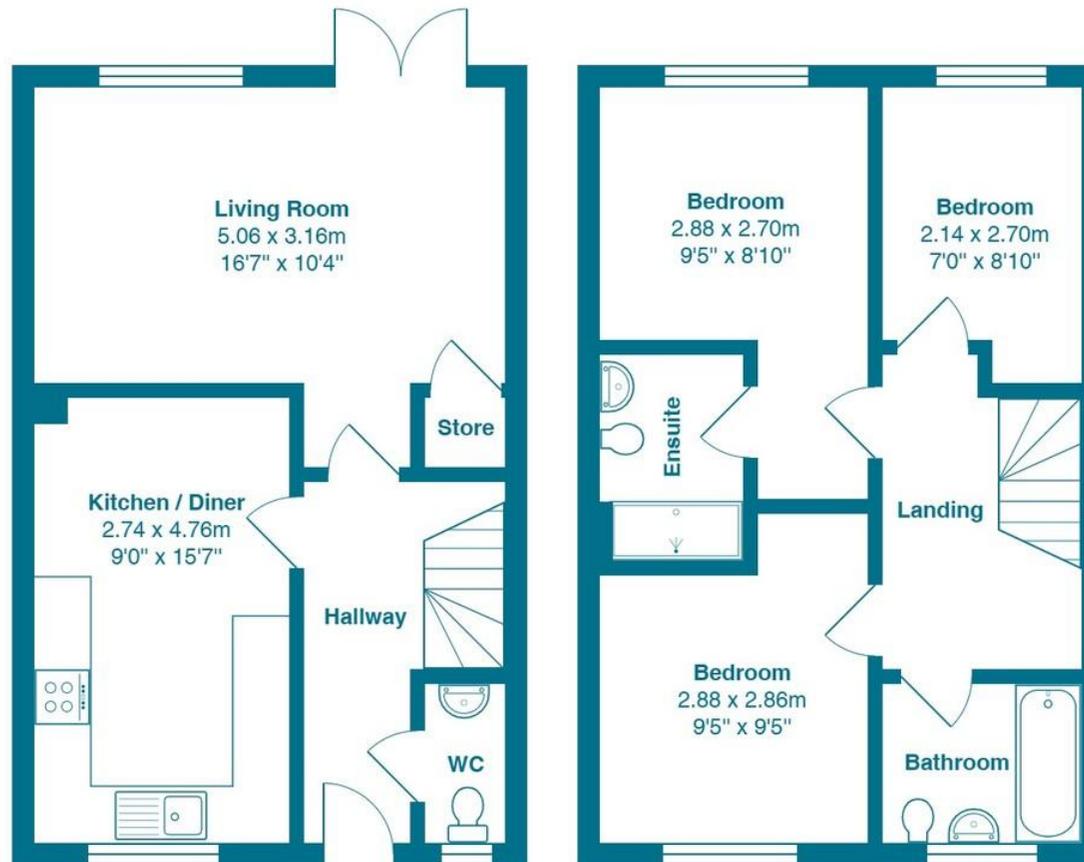
Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low Surface water- Very Low





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Total Area: 82.7 m<sup>2</sup> ... 891 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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