



Guide Price £425,000

- Attractive double fronted detached bungalow
- Bay fronted lounge
- Dining kitchen and utility cupboard
- Two double bedrooms and house bathroom
- Useful attic with eaves store
- Ample off street parking and detached garage
- Attractive private rear garden

29 Moor Close, Killinghall, Harrogate, HG3 2DY

A most attractive double fronted two bedroom detached bungalow offering well-presented accommodation throughout together with large front and rear gardens, ample off street parking and garage, situated within this highly regarded village.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk

dacres.co.uk





29 Moor Close, Killinghall, Harrogate, HG3 2DY

Harrogate 3 miles, Knaresborough 6 miles, Ripon 9 miles (all distances approximate)

General remarks

A deceptively spacious and well-presented two bedroom double fronted detached bungalow situated within this highly regarded residential location. With gas central heating and uPVC double glazing the property briefly comprises: entrance vestibule leading into the reception hall with staircase to the first floor and

useful cloak cupboard. There is an attractive bay fronted lounge with windows to two elevations, a living flame gas fire (which has been capped off). The dining kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is an oven, four ring induction hob with filter hood over, integrated fridge, freezer and dishwasher, space and plumbing for a washing machine. There is a useful pantry and side entrance porch which leads to the utility cupboard which also houses the gas central heating boiler.

There are two double bedrooms the principal having a pleasant aspect to the front and built-in wardrobes and drawers. The second bedroom is currently being utilised as a dining room. The house bathroom comprises a matching white three piece

bath suite with corner bath and shower over, inset wash hand basin with vanity cupboards beneath. From the reception hall, a staircase leads to a useful first floor attic with access to eaves storage. There is also a range of built-in cupboards.

Outside, a further feature of the property are the delightful gardens to both the front and rear. A wide driveway provides ample off street parking and leads to a detached garage (16' x 9'6") with up and over entrance door. There is a deep fore garden with shaped lawn and flowerbed borders with many specimen and flowering trees and shrubs. To the rear is a most attractive private rear garden with a large terrace leading onto a lawned garden with shaped flowerbed borders with specimen trees and shrubs. There is also a summerhouse and greenhouse.

Directions

Proceed into Killinghall from Knaresborough, turning right onto Otley Road. Proceed along Otley Road turning left into Moor Close. Take the first left and the property can be found further along on the right hand side clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking and detached garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

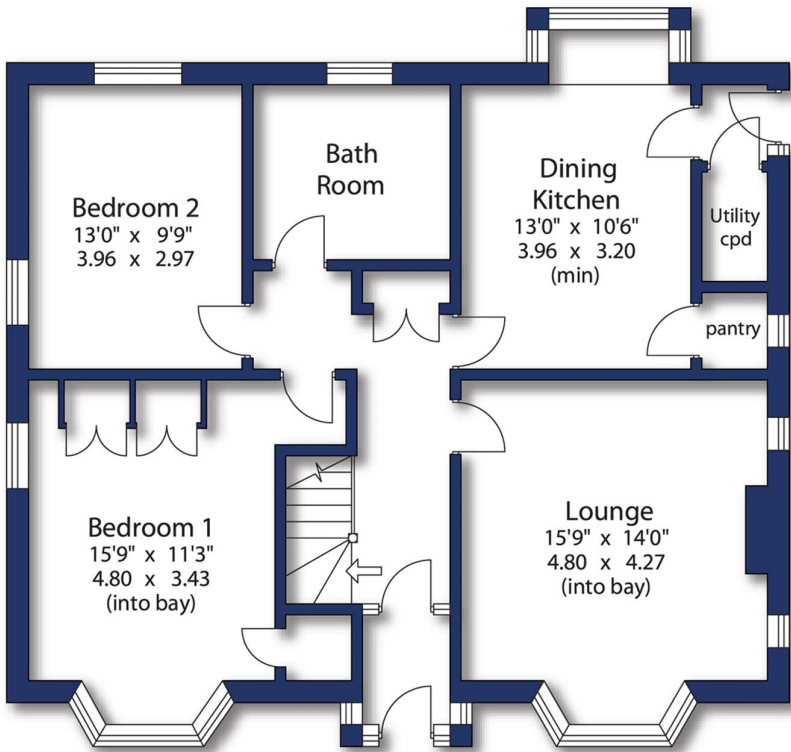
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

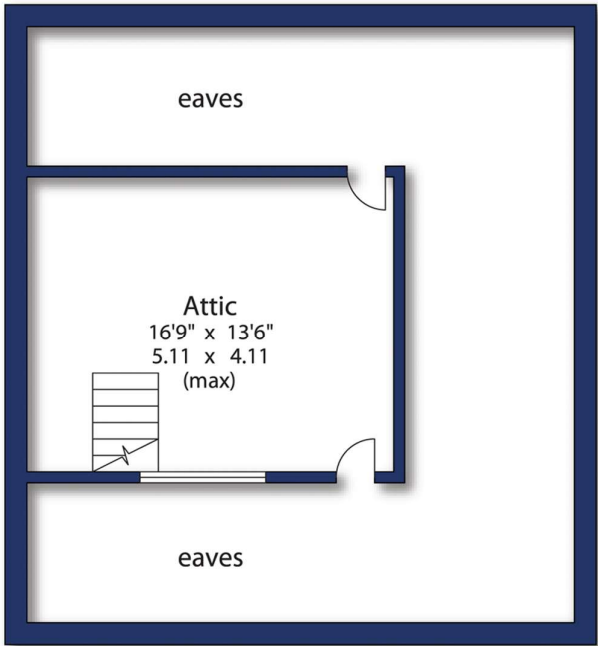
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Floorplans



Ground Floor



First Floor

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Contact us

01423 864126

knaresborough@dacres.co.uk