An impressive three-bedroomed property extending to 2,200 square feet, set within the exclusive Moor Park development.

This well-presented property enjoys a delightful position to one side of the development and has the advantage of particularly attractive gardens, off-street parking in addition to a single garage. The spacious accommodation is appointed to a high standard and includes a dining kitchen, living room and particularly spacious 48' orangery. There is a ground-floor bedroom and bathroom in addition to two further bedrooms and a bathroom on the first floor.

Moor Park is a picturesque development to the west side of Harrogate, in the village of Beckwithshaw, just three miles from Harrogate town centre. No onward chain.

GROUND FLOOR
RECEPTION HALLWAY
Central heating radiator. Understairs cupboard.

LIVING ROOM
Windows to front and glazed doors to lead to the orangery. Central heating radiator. Fireplace with inset gas stove.

KITCHEN
Range of wall and base units with granite work top and inset Belfast sink. Four-ring gas hob. Extractor hood above. Electric double oven. Integrated appliances include a fridge/ freezer, dishwasher and washing machine. Tiled floor. Windows to rear. Glazed doors lead to the orangery.

ORANGERY
A very large orangery having windows to rear with blinds. Central heating radiator and tiled floor.

BEDROOM 3
Double room. Windows to rear. Glazed doors lead to the conservatory. Central heating radiator.

BATHROOM
Modern white suite comprising low-flush WC, basin, bath with shower fitting above, tiled walls and floors. Chrome heated towel rail. Window to front.
OUTSIDE
The property has a particularly attractive lawned garden with well-stocked planted borders and paved sitting area. The property also has access to well-maintained additional communal gardens which are for the use of all residents at Moor Park. The property has one allocated parking space and the use of visitor parking areas and a single garage which has mezzanine storage, light power and an electric up-and-over door.

FIRST FLOOR
LANDING
A spacious landing area which is used as a study area. Central heating radiator and skylight to rear.

BEDROOM 1
Large double bedroom with windows to front and rear. Central heating radiator. Fitted bedroom furniture comprising wardrobes, bedside tables and dressing table.

SHOWER ROOM
A white suite comprising low-flush WC, basin, walk in shower. Chrome heated towel rail. Tiled walls and floors. Window to rear.

BEDROOM 2
A further double bedroom with windows to front and rear. Central heating radiator and access to roof void.

TENURE
Leasehold, having an original term of 999 years from 2002.

SERVICES
Mains water, electricity, drainage and gas.

COUNCIL TAX BAND - F

DIRECTIONS
Enter Moor Park via the main entrance, close to the Cricket Club in Beckwithshaw. Proceed along the driveway. At the first junction, turn left and then follow the road round to the right. Continue along the driveway as far as you can go, and 2 The Walled Garden will be seen on the right-hand side.
Ground Floor

Approx Gross Floor Area = 2198 Sq. Feet
(incl. Orangery) = 204.2 Sq. Metres

First Floor

Approx Gross Floor Area = 2198 Sq. Feet
(incl. Orangery) = 204.2 Sq. Metres