



18 Moorland Road, Harrogate, North Yorkshire, HG2 7HD

£325,000

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A stunning three-bedroom stone-built semi-detached house offering deceptively generous and characterful accommodation.

The superb accommodation is very well presented throughout, with gas central heating, uPVC double glazing and modern kitchen and bathroom fittings. A particular feature of the house is the vaulted ceiling in the hallway.

This individual property enjoys an attractive cul-de-sac position just off Forest Lane, well placed between Harrogate and Knaresborough and within walking distance of Starbeck railway station. An internal viewing is strongly recommended.





GROUND FLOOR

ENTRANCE HALL

With vaulted ceiling and feature stained-glass window. Central heating radiator.

LOUNGE

Windows to front and feature fireplace with wood-burning stove. Central heating radiator.

DINING ROOM

Window to side and stripped wood flooring. Central heating radiator.

BREAKFAST KITCHEN

Fitted with a range of Shaker-style units and oak work surfaces. Integrated appliances, central breakfast bar / island. Window to rear and exterior door leading to the rear courtyard. Central heating radiator. Recently fitted combi boiler



FIRST FLOOR

LANDING

A pull-down ladder provides access to a large boarded loft providing useful storage area.

BEDROOM 1

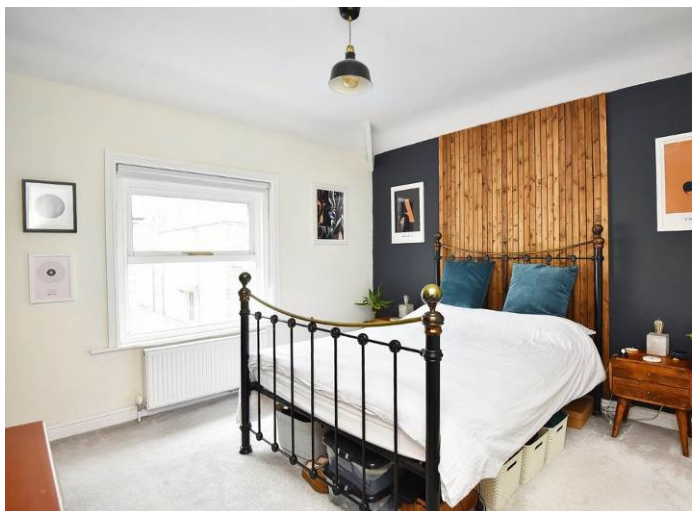
Window to front and central heating radiator. Fitted wardrobes.

BEDROOM 2

Window to side and central heating radiator.

BEDROOM 3

A further bedroom with window to rear and central heating radiator.



BATHROOM

A modern white suite comprising WC, basin set atop a vanity unit, Bath and separate shower. Tiled walls and floor. Heated towel rail.

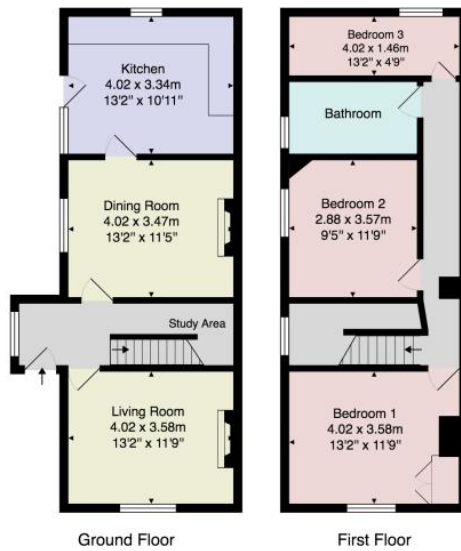
OUTSIDE

A particular feature of the property is the attractive south-facing rear garden with lawn and patio.

Tenure - Freehold

Council Tax Band - C





Total Area: 98.8 m² ... 1064 ft²

All measurements are approximate and for display purposes only.
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