



VERITY  
FREARSON

4 MOORLAND ROAD, HARROGATE, HG2 7HD

£410,000

## 4 MOORLAND ROAD,

*Harrogate, HG2 7HD*

**A charming stone-fronted three-bedroom semi-detached home with a large enclosed rear garden, garage, and private driveway, quietly tucked away in a discreet cul-de-sac just off Forest Lane on the sought-after eastern side of Harrogate.**

Beautifully presented throughout, the property skilfully blends period charm with stylish contemporary finishes, offering well-balanced accommodation ideally suited to family living.

The property enjoys a quiet and attractive position within this small cul-de-sac, well placed between Harrogate and Knaresborough and within walking distance of Starbeck railway station, local amenities and well-regarded schools, whilst also offering convenient access to the surrounding road network.



Kitchen · Dining Room · Sitting Room

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden







## ACCOMMODATION

A welcoming entrance hall sets the tone for the home, featuring wooden flooring, a turned staircase to the first floor and a useful built-in storage cupboard.

To the front of the property, the elegant sitting room enjoys a triple window allowing natural light to flood the space. High ceilings with decorative corning enhance the sense of character, while a striking cast iron fireplace with tiled hearth forms a charming focal point.

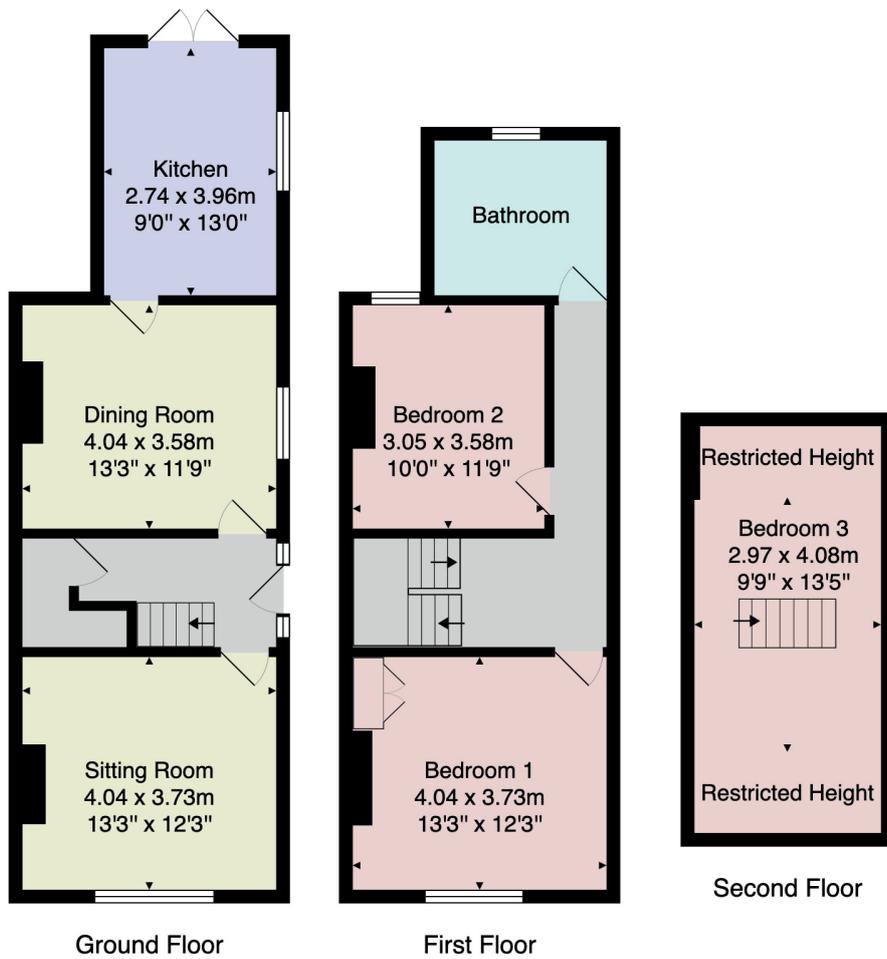
To the rear, the dining room provides a warm and inviting setting for both everyday living and entertaining. A recessed fireplace fitted with a wood-burning stove set on a tiled hearth adds both comfort and character, complemented by a substantial timber mantel. The dining room leads directly through to the kitchen, which is fitted with stylish shaker-style wall and base units with complementary work surfaces. A ceramic sink is positioned beneath the window, and there is space for a cooker and additional appliances.

Recessed lighting adds a contemporary touch, while French doors open onto the rear garden, allowing for excellent natural light and seamless access outside.

The first-floor landing leads to two generous double bedrooms and the house bathroom. The principal bedroom to the front benefits from a large window and features a charming period-style fireplace. The second bedroom overlooks the rear garden and provides a further well-proportioned double room. The house bathroom is beautifully appointed, featuring a freestanding bath, separate walk-in shower with striking tiling, patterned flooring and a stylish vanity unit, creating a space that balances character with modern design.

A staircase rises to the second floor where a thoughtfully converted loft room provides a superb third double bedroom. Flooded with natural light from rooflight windows and enhanced by vaulted ceilings and exposed beams, this versatile space offers flexibility as a bedroom, guest suite or home office, with useful eaves storage incorporated.

# FLOOR PLAN



Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2022 Ac2

## Outside

Externally, the property benefits from a particularly generous enclosed rear garden, predominantly laid to lawn and offering excellent space for families and outdoor entertaining. A paved patio area sits directly off the house, with a further decked seating area positioned within the garden. Mature trees, shrubs and established planting provide privacy and greenery throughout. A private driveway runs to the side of the property, leading to a detached garage and providing off-street parking for multiple vehicles.

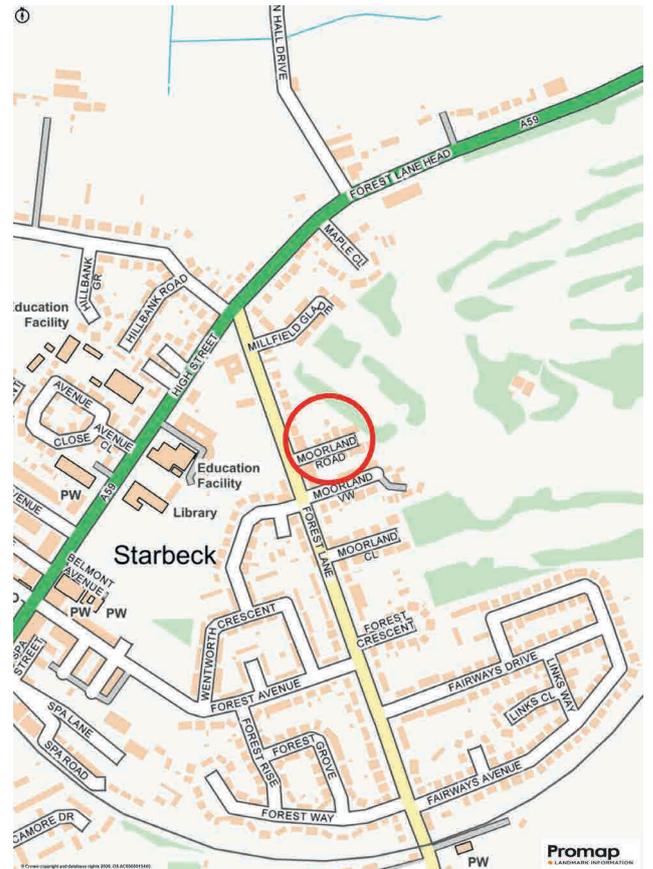
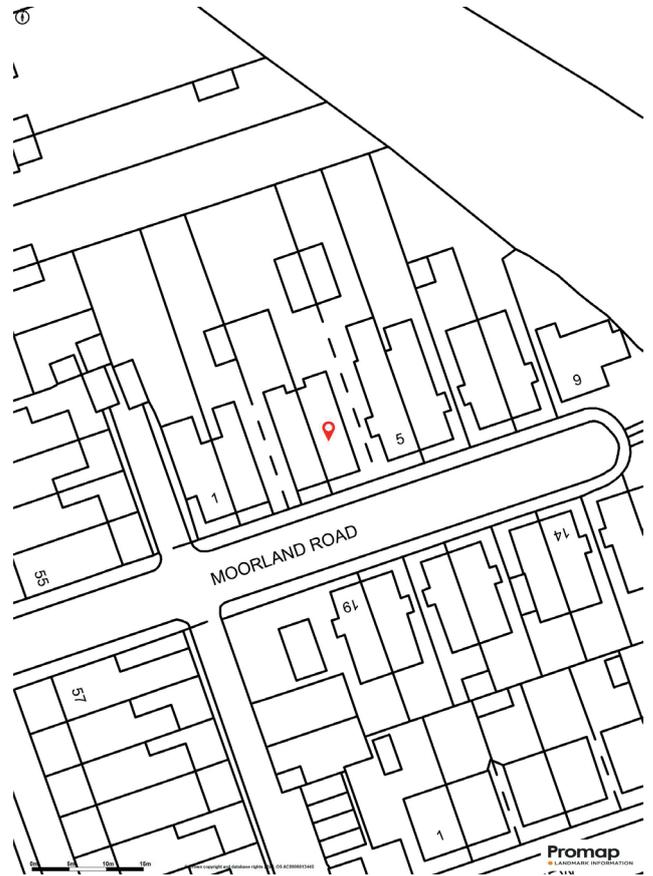
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)