

## Floor Plan



# £300,000

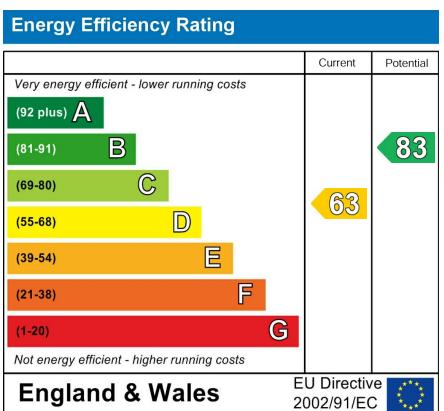
5 Moorland Close, Harrogate, HG2 7EY

3 Bedroom Bungalow - Semi Detached

\*\*\***BEST AND FINAL OFFERS ON MONDAY 9TH JUNE AT 12.00 NOON. EMAIL admin@hopkinsons.net**\*\*\*  
**A well presented three bedroom semi detached bungalow offering well proportioned living accommodation throughout and benefiting from a superb location on a quiet cul-de-sac, close to a wide range of local amenities and transport links with a regular bus service into Harrogate town centre. NO ONWARD CHAIN.**



## Energy Performance Certificate



## Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road. Continue over the level crossing and to the top of the hill where you get to the lights at the crossroads, turn right onto Forest Lane. Take the fourth left into Moorland Close where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

---

### Ground Floor

With gas fire central heating and UPVC double glazing the living accommodation comprises of; entrance hall, spacious lounge including a feature fireplace with a gas living flame fire, dining area which opens into the kitchen which benefits from electric hob, electric oven, plumbing for a dishwasher, integrated fridge, freezer and microwave. To the rear of the property is a porch which has plumbing for washing machine, houses the boiler and provides extra storage.

The spacious master bedroom to the front of the property has built in wardrobes, second double bedroom which could also be used as a separate dining room and overlooks the rear garden. There is a shower room with walk-in shower WC and hand basin and there is a useful storage cupboard.

### First Floor

On the first floor, the landing leads to a separate w/c and to the third double bedroom which has a sink, vanity unit and fitted wardrobes into the eaves. From the landing there is also easy access into the loft space which offers additional storage.

### Outside

Outside to the front is a driveway which offers off street parking for multiple cars in tandem and leads to the single garage which has power and lighting. There is a resin pathway leading to the front door with a shaped lawn to the left and a well stocked flower bed on your right creating a lovely approach to the property. To the rear is an easy to maintain garden with a summerhouse and patio area creating a pleasant seating area.

### Surrounding Area

The High Street has a wide range of amenities close by including; convenience stores, a range of other shops, Primary School, Elite Meat butchers, Post Office, hairdressers and Starbeck train station which is on the Harrogate, Knaresborough, York and Leeds line so ideal for commuting a regular bus service between Harrogate and Knaresborough. There are also countryside walks close by leading down the side of Harrogate Golf Course on Harrogate's Ringway Trial and also walks to Nidd Gorge.

