







# Moorland Close, Harrogate, HG2 7EY

- No onward chain
- Two double bedrooms
- Separate dining room with garden access
- Modern fitted shower room
- South-facing front garden and driveway
- Well-presented semi-detached bungalow
- Spacious south-facing lounge
- Well-fitted kitchen
- Private, low-maintenance rear garden
- Detached garage and popular Harrogate cul-de-sac location

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## Guide Price £300,000

# Moorland Close, Harrogate, HG2 7EY

## DESCRIPTION

No Onward Chain. Situated in a popular cul-de-sac on Moorland Close in Harrogate, this semi-detached bungalow offers well-proportioned accommodation in a quiet residential setting. The property comprises two double bedrooms, a spacious lounge, a well-fitted kitchen, a separate dining room and a modern fitted shower room.

The accommodation begins with an entrance hall leading through to a large, south-facing lounge positioned to the front of the property. There are two double bedrooms, with the main bedroom benefiting from a built-in wardrobe and overlooking the rear garden. The well-fitted kitchen leads through to a separate dining room, which has double doors opening directly onto the rear garden. The property also benefits from a modern fitted shower room.

Externally, the property has a south-facing front garden and driveway providing off-street parking, which leads to a detached garage. To the rear is a private, low-maintenance garden, offering a pleasant outdoor space.

The bungalow is well presented throughout and ready for a new owner to move into. The detached garage provides useful additional storage or potential workspace, while the private rear garden offers a good degree of outdoor space without requiring extensive maintenance.

Moorland Close provides a residential setting within Harrogate, with access to the town's local amenities, shops and transport links. Offered with no onward chain, the property provides well-balanced accommodation, useful outside space and a convenient location.







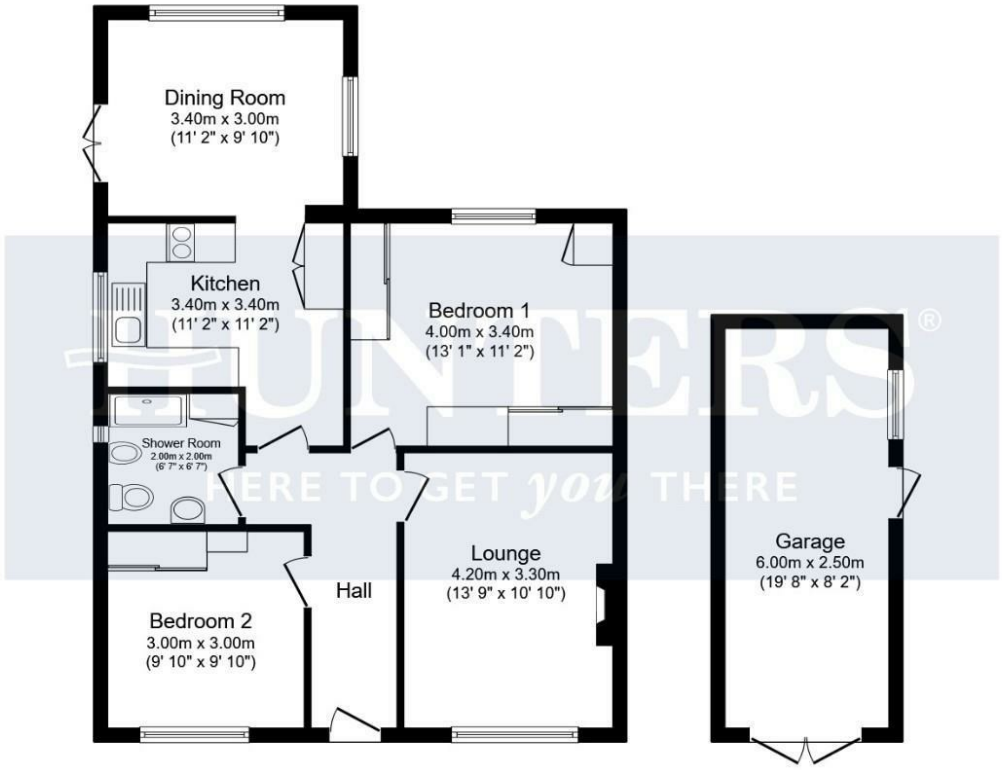













Total floor area 85.7 sq.m. (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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**Viewings**

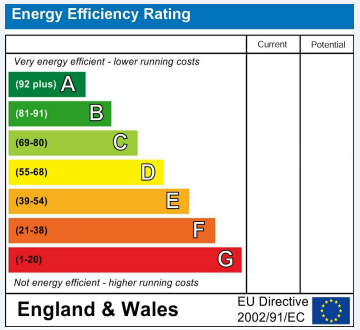
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

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