



**£450,000**

14 Moorland View, Harrogate, HG2 7EZ

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From the Empress roundabout proceed out of Harrogate and continue over the level crossing. Continue up the hill and at the crossroads turn right onto Forest Lane. Continue along and turn left into Moorland View where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale Board.

Council Tax Band 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.

**An exciting opportunity to acquire a rare building plot in Harrogate with planning permission approved for two, four bedroomed semi detached houses with spacious living accommodation split between three floors with over 1300 sq ft and benefitting from a superb location with a wide range of amenities close by including a train link to Harrogate, Knaresborough, York and Leeds.**



**HOPKINSONS**  
ESTATE AGENTS

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info@hopkinsons.net

## Description

The current plans offer the living accommodation comprising, Entrance hall, w/c, lounge, open plan living/dining kitchen with a modern fitted kitchen and bi folding doors leading out into the garden creating a great entertaining space.

At first floor the landing leads to the the master bedrooms with ensuite shower room and dressing area, second double bedroom, third bedroom and modern house bathroom. On the second floor is a further bedroom with dressing/study area and an ensuite shower room.

The location is perfectly situated between Harrogate and Knaresborough and benefits from a range of amenities including Post Office, Butchers, convenience stores, coffee shops, along with countryside walks close by and a regular bus service between Harrogate and Knaresborough but also train links to Harrogate, Knaresborough, York and Leeds.

With the plans approved, the current owner is also flexible with the option to build or to purchase the land and submit revised plans for amended consent single detached dwelling subject to current planning consents.

