



14 Moorland View, Harrogate, North Yorkshire, HG2 7EZ

**£400,000**

Guide Price



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An exciting opportunity to acquire a rare building plot in Harrogate, with planning permission approved for two four- bedroom semi-detached houses with spacious living accommodation arranged over three floors, extending to over 1,300 square feet.

The property enjoys a superb location on the edge of open countryside and Harrogate Golf Club, situated between Harrogate and Knaresborough, and well placed for daily commuting to Yorkshire's principal business districts.

## ACCOMMODATION

The current plans offer living accommodation comprising entrance hall, cloakroom, 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 master bedroom with en-suite shower room and dressing area, a second double bedroom, third bedroom and modern house bathroom. On the second floor there is a further bedroom with dressing / study area and en-suite shower room.

## LOCATION

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

## AGENT'S NOTES

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 to create a single detached dwelling, subject to current planning consents.

Please see our website for full details of the scheme and further plans.

**Tenure** - Freehold

**Council Tax Band** - D

**Verity Frearson**

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