

THE FARM HOUSE  
MOOR LANE  
ARKENDALE  
HG5 0QU



# THE FARM HOUSE | MOOR LANE | ARKENDALE | HG5 0QU

**A spacious detached property within a courtyard development  
in a sought after village location**

---

Entrance Hall | Living Room | Dining Room | Family Room | Kitchen  
Cloakroom with wc | Utility Room | Study

---

Four Bedrooms | En-suite Shower Room | House Bathroom

---

South Facing Gardens | Double Garage

---

Council Tax: G | Energy Rating: TBC | Tenure: Freehold

## £695,000





An extremely well presented and spacious, detached family property, located within a courtyard development within the much sought after village of Arkendale

Arkendale's amenities include an excellent public house and village community hall and the village is extremely close to Knaresborough and Harrogate.

The property truly requires an internal inspection to appreciate the well planned accommodation which has the benefit of magnificent views to the rear, double glazing and central heating comprising: Entrance hall with staircase to first floor, ground floor cloakroom, large living room with two double opening doors to a raised sun deck, family room, dining room, study, breakfast kitchen and large utility room. To the first floor there are four bedrooms, en-suite shower room, house bathroom and landing with access to the loft.

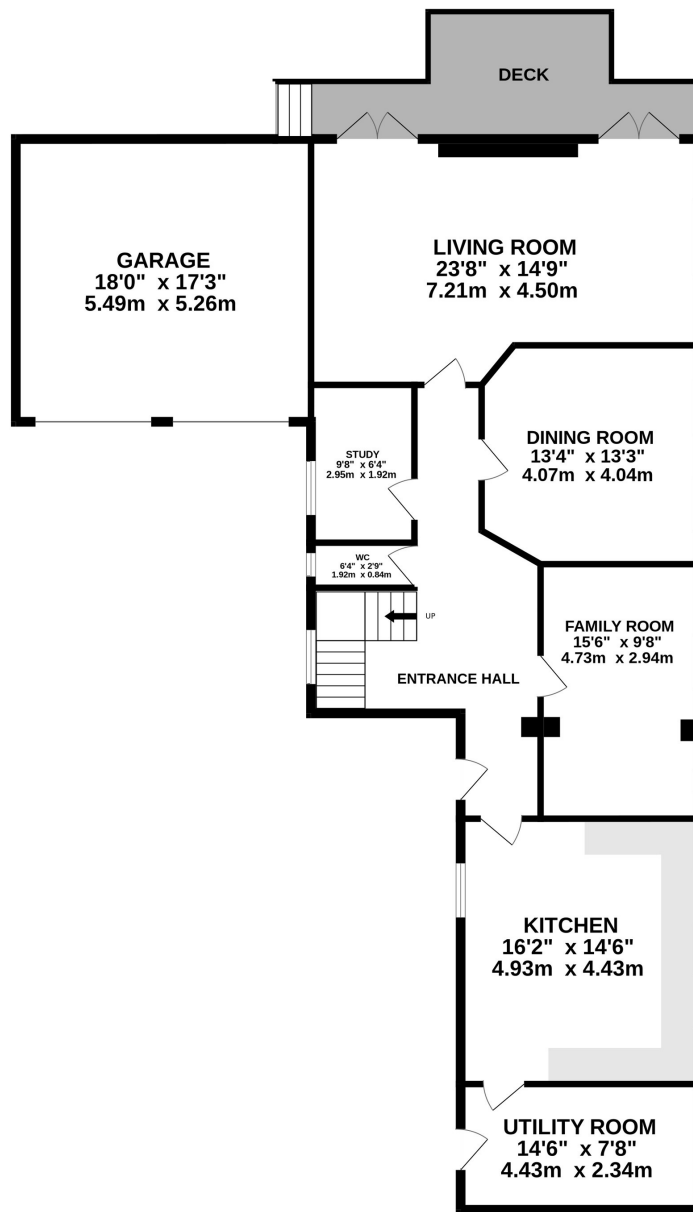


## OUTSIDE

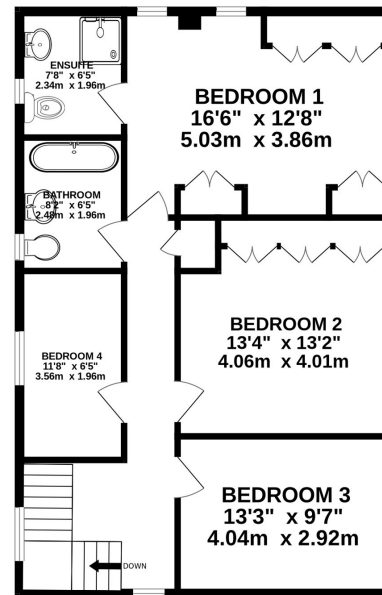
The property is approached via a courtyard leading to a double garage 18' x 17'3". To the rear of the property is a south facing raised deck area with far reaching views and access to the living room.

Steps lead to a lawned garden with mature flowering borders and boundary hedging and further steps lead to a lawned garden and flagged patio.

GROUND FLOOR  
1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)