

**THE FARM HOUSE
MOOR LANE
ARKENDALE
HG5 0QU**



**NICHOLLS
TYREMAN**

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.



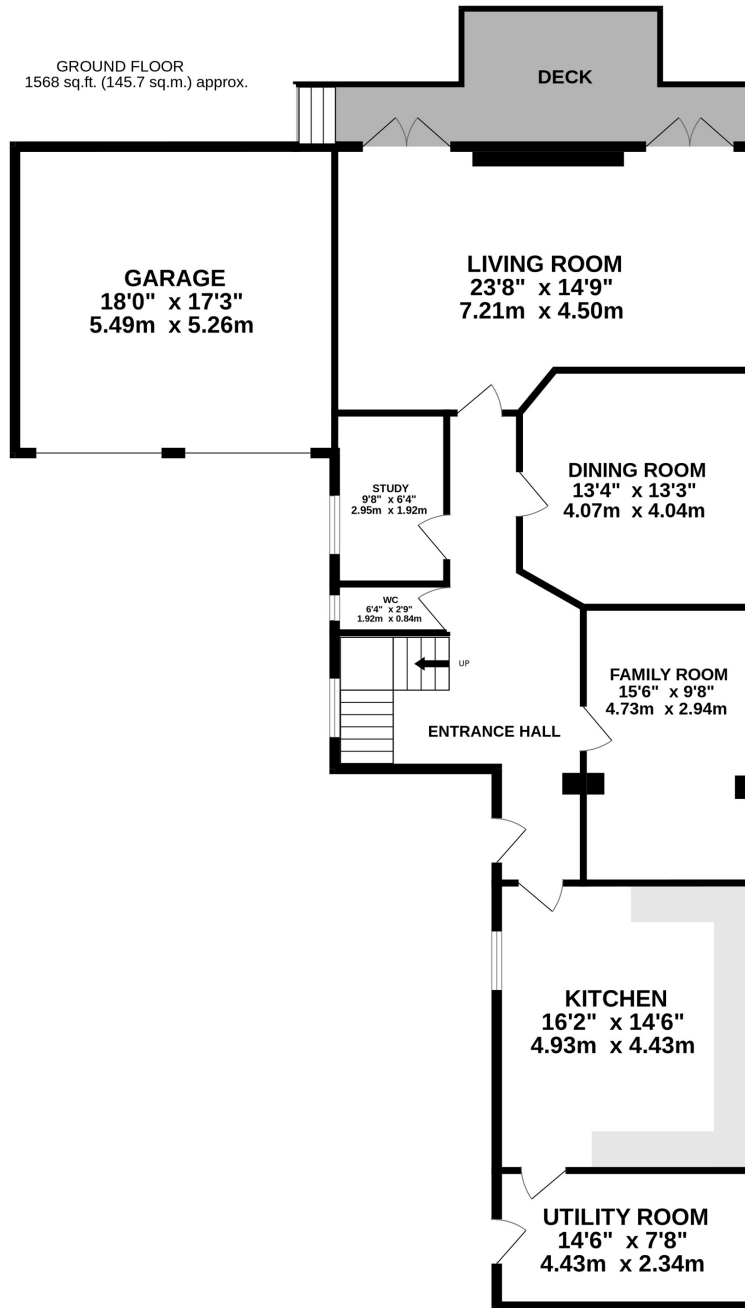
OUTSIDE

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.

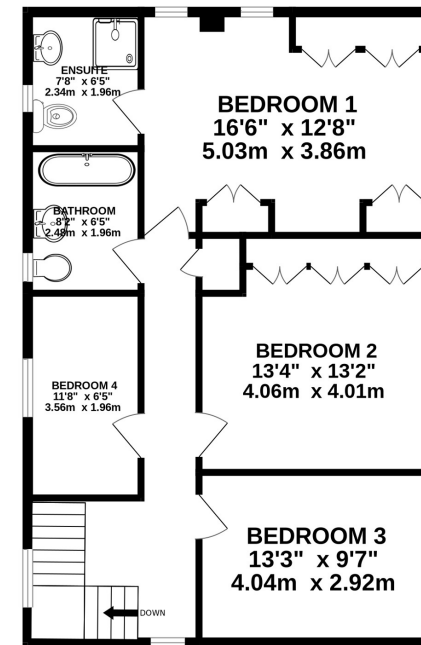
Steps lead to a lawned garden with mature flowering borders and boundary hedging and further steps lead to a lawned garden and flagged patio.



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



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



TOTAL FLOOR AREA : 2380 sq.ft. (221.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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WWW.NICHOLLSTYREMAN.COM