



18 Moorland Road, Harrogate

£374,950

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An exceptional three-bedroom stone-built semi-detached home, beautifully presented throughout and occupying an attractive cul-de-sac position just off Forest Lane, ideally situated between Harrogate and Knaresborough. Offering deceptively spacious accommodation, this immaculate property combines character and charm with stylish contemporary interiors and benefits from a landscaped rear garden, versatile garden studio and useful loft space.

The property is immaculately presented throughout, with tasteful interiors, quality floor coverings and carefully chosen finishes creating a stylish and cohesive living environment. Fresh décor and thoughtful updates enhance the home's appeal while complementing its character and charm.

Outside, the property enjoys attractive low-maintenance gardens to both the front and rear. The front garden is enclosed by a traditional stone boundary wall with gated access, enhancing the property's excellent kerb appeal.

The enclosed rear garden has been thoughtfully landscaped to create a stylish and private outdoor entertaining space. Finished with a combination of porcelain paving, decorative gravel and raised timber decking, the garden offers a variety of seating and relaxation areas designed for ease of maintenance and year-round enjoyment. Contemporary fencing, attractive planting and outdoor lighting further enhance the setting.

A particular feature is the substantial timber garden studio, complete with power and lighting, creating a versatile and practical space that could be utilised as a home office, gym, studio, treatment room or garden retreat. This valuable addition significantly enhances the flexibility and appeal of the property and is perfectly suited to modern lifestyles and home working requirements.

Occupying a desirable residential position just off Forest Lane, the property enjoys convenient access to the excellent amenities, schools, transport links and leisure facilities available in both Harrogate and Knaresborough, making it an ideal choice for professionals, couples and families alike.

Council Tax band: C Tenure: Freehold EPC D



The accommodation opens via a welcoming entrance hall featuring attractive flooring and a staircase rising to the first floor, setting the tone for the quality and finish found throughout the property. To the front elevation is an elegant sitting room, beautifully presented and centred around an attractive wood-burning stove with timber mantel, creating a warm and inviting focal point. A separate reception room provides a versatile additional living space, currently arranged as a comfortable family room, but equally suited as a formal dining room, snug or home office. A particular highlight of the property is the spacious breakfast kitchen, fitted with a comprehensive range of contemporary shaker-style units complemented by quality worktops and integrated appliances. Offering excellent storage and preparation space, the kitchen also benefits from a breakfast area and direct access to the rear garden, creating an ideal space for modern family living and entertaining. To the first floor, a bright landing leads to three well-proportioned bedrooms and a beautifully appointed house bathroom. The principal bedroom is a spacious double room, tastefully decorated in contemporary tones and offering ample space for freestanding furniture. The second double bedroom provides flexible accommodation and is currently utilised as a home office, whilst the third bedroom is ideal as a nursery, dressing room or study. Completing the accommodation is a stylish house bathroom fitted with a modern white suite comprising a panelled bath, separate walk-in shower enclosure, wash basin and WC. Contemporary finishes, quality fittings and a heated towel rail create a practical and attractive space. The property also benefits from a useful carpeted loft space, providing valuable additional storage and enhancing the practicality of the home.





Total Area: 104.3 m² ... 1123 ft² (excluding loft space)
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