



FOREST LANE HEAD, HARROGATE HG2

£795,000



A beautifully presented Georgian family home.

12 Forest Lane Head is an impressive Georgian family home, offering stylish interior décor, high quality, contemporary fixtures and fittings and designed with family living in mind.

Having undergone a full programme of renovations the property has been finished to an exceptional standard with no stone left unturned.

Situated on the edge of Harrogate town centre and boasting fantastic views over open countryside whilst occupying a generous and well landscaped plot. This home offers a superb lifestyle within a short distance of excellent primary and secondary schools, shops, bars restaurants and excellent transport links to both Harrogate, Knaresborough and further a field.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
Band E



Property Description.

Upon entry, this family home offers an abundance of original charm and character throughout. With versatile and spacious accommodation of circa 3,200 square ft over four floors and in brief comprises; a warm and welcoming entrance hall, to the front elevation is a spacious living room with large bay window and central feature fireplace with log burning stove.

To the rear of the property is an amazing open plan dining kitchen with heated porcelain tiled flooring, log burning stove and a large central island unit finished in oak with its own champagne trough.

The bespoke shaker style fitted kitchen is complete with a range of units, WI-FI enabled ovens and coffee machine, self-venting induction hob, drinks fridge and boiling tap.

Within this fantastic space there is also plenty of room for a large family dining table.

Sliding doors lead off the kitchen and out to the balcony with steps to the garden – this is a perfect space to enjoy the elevated views over your garden whilst enjoying the sunshine.

The fully tanked lower ground floor comprises w/c and a useful utility room, with two further generous and impressive reception rooms with underfloor heating, patio doors lead directly out to the garden. This floor could also double up as a completely self contained apartment with plumbing already in place and own entrance.

To the first floor is a fabulous master suite with a fully fitted walk in dressing room and en suite shower room finished with heated marble tiles, vanity sink unit and





Property Description continued.

Completing this floor is a further double bedroom again with en suite shower room with underfloor heating and fitted wardrobes.

To the second floor the spacious landing incorporates a useful office space and gives way to two additional large double bedrooms serviced by a stylish house bathroom with further free-standing bathtub finished with marble floor and wall tiles and underfloor heating.

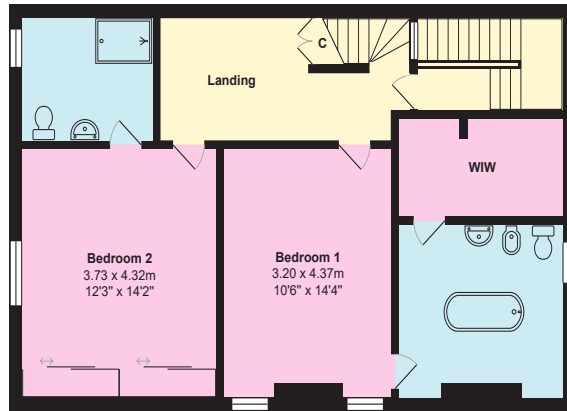
Outside and to the front of the property is a crunch gravel driveway with private parking for numerous cars and to the rear is a privately enclosed landscaped garden, mainly laid to lawn with planted borders, mature hedging and perfectly placed patios to follow the sun.

This garden truly is a peaceful and private sanctuary to enjoy with friends and family.

Location Description.

12 Forest Lane Head is situated in a prime location in Harrogate, it is within a short distance of Knaresborough and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 4 miles away and Leeds Bradford Airport is 16 miles.

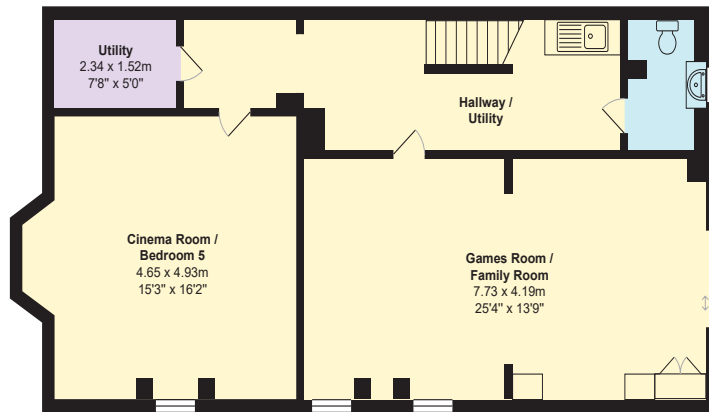




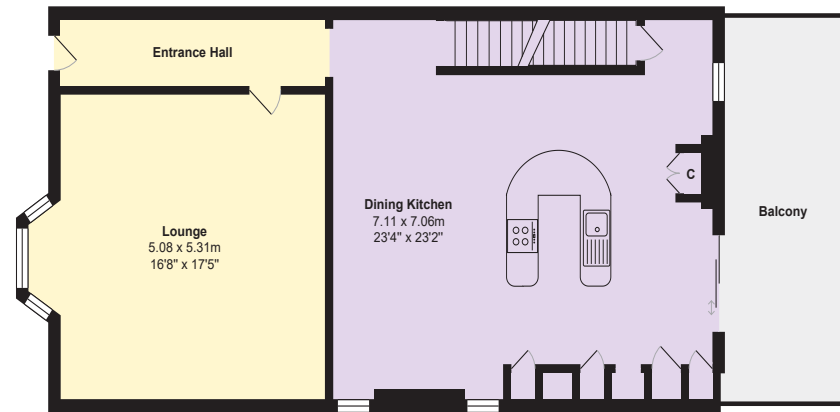
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 295.1 m² ... 3176 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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