



18 Forest Lane Head, Harrogate, North Yorkshire, HG2 7TF

£220,000

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A charming two-bedroom cottage which provides stylish accommodation with a small courtyard garden.

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The delightful property provides accommodation comprising two reception rooms and a modern kitchen, cellar, two bedrooms and modern bathroom. Fixed steps lead to a useful attic room, which makes an ideal office or dressing room. A glazed door from the dining room leads to the paved garden, which provides an outdoor sitting area.

The property is situated in a convenient location between Harrogate and Knaresborough and is well served by the excellent local amenities of Starbeck, which include shops, schools and railway station.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A reception room with window to front.

### **DINING ROOM**

A further reception room with glazed door leading to the garden.

### **KITCHEN**

With fitted units, electric hob, integrated oven, integrated fridge and space for washing machine.

## **LOWER GROUND FLOOR**

### **CELLAR**

A useful storage space with restricted headroom.

## **FIRST FLOOR**

### **BEDROOMS**

There are two bedrooms on the first floor, with the main bedroom having attractive views over the surrounding countryside and fitted steps leading to a useful attic room, which is an ideal office or dressing room.

### **BATHROOM**

A modern white suite with WC, washbasin and bath with shower above.

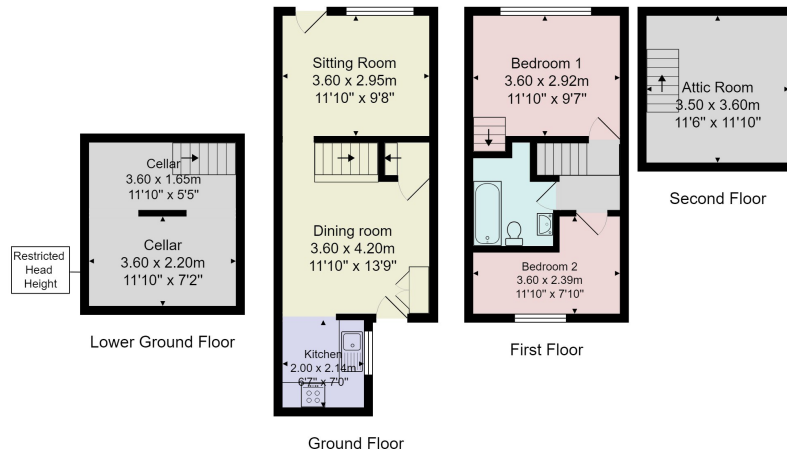
### **OUTSIDE**

There is an enclosed paved courtyard garden. On-street parking.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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