



Forest Lane, Harrogate

- SUPERB FAMILY HOME
- Ample parking for multiple vehicles
- Open plan living space to the ground floor
- Modern house bathroom & en-suite bathroom
- Over 2,000 sq ft of accommodation
- Extended & refurbished to a high standard
- Large integral double garage
- Modern kitchen with granite worktops, integrated appliances & range cooker
- Attractive gardens
- Council Tax Band E



Guide Price £600,000

Forest Lane, Harrogate

DESCRIPTION

A fantastic opportunity to purchase a spacious five bedroom detached family home, having undergone a programme of extension and refurbishment by the current owners to a high standard. Offering over 2,000 sq ft of accommodation, with parking for multiple vehicles and large double garage with electric roller door, the property is situated in a highly sought after location, with views over open countryside to the front, while offering convenient access to the A59, hospital and town centre.

Presented to a high standard throughout, the accommodation comprises: Entrance hallway, guest WC, open plan living space to include lounge/diner, open to the kitchen with granite work tops, integrated appliances to include wine fridge and range cooker, utility room with doors opening to the front and into the double garage and large conservatory open to the dining area.

The first floor landing serves five bedrooms, bedroom one has a modern en-suite bathroom with separate shower cubicle and the main house bathroom again with modern suite.

To the outside, the property is accessed via wrought iron security gates, opening to a large driveway providing ample parking for multiple vehicles, leading to an integral garage with electric roller door and power and light laid on. There is also a lawn garden to the front with hedging to perimeters and timber shed. Gated access opens to a generous, enclosed rear garden laid mainly to lawn, with patio seating area, with fencing and walled perimeters.

An early viewing comes highly recommended to fully appreciate the accommodation and location on offer.

EPC

This property produces 8.1 tonnes of CO2
Energy rated D

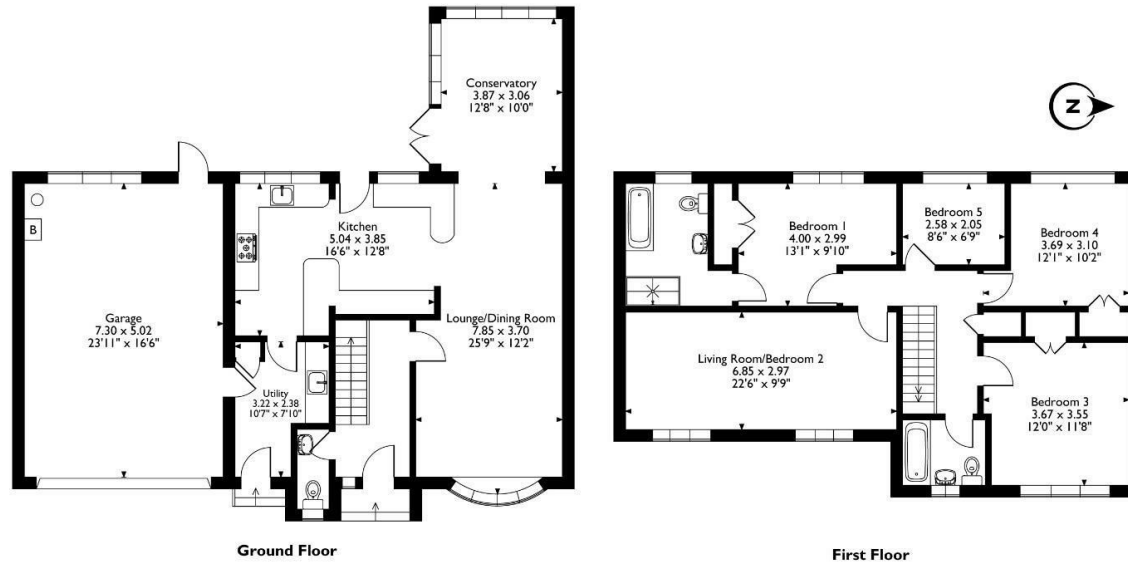
Material Information - Harrogate

Tenure Type: Freehold
Council Tax Banding: E





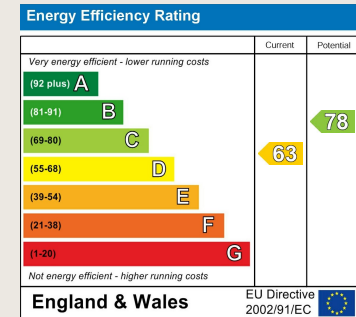
Forest Lane, Harrogate, HG2 7ED
 Approximate Gross Internal Area
 202 Sq M/2174 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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