

110 Forest Lane, Harrogate Harrogate

Guide Price £365,000





















110 Forest Lane

Harrogate, Harrogate

Offered for sale with no onward chain, this deceptively spacious four bedroom semidetached home is located within a short walk of open countryside as well as a range of local amenities and good transport links. Flexible arranged, the property offers two first floor bedrooms with bathroom facilities, two ground floor bedrooms with bathroom facilities, a double garage and a sizeable, private rear garden.

Council Tax band: C

Tenure: Freehold

- SOUTH WEST FACING GARDEN
- 4 DOUBLE BEDROOMS 2 BATHROOMS
- DOUBLE GARAGE & LARGE GARDEN STORE
- PARKING FOR MULTIPLE VEHICLES
- BUS STOP ON THE DOORSTEP
- TRAIN STATION 9 MINUTES WALK
- PRIMARY SCHOOL 9 MINUTES WALK

MYRINGS









Forest Lane, Harrogate, HG2 Approximate Area = 1134 sq ft / 105.3 sq m Limited Use Area(s) = 72 sq ft / 6.6 sq m Garage = 315 sq ft / 29.2 sq m Outbuilding = 186 sq ft / 17.2 sq m Total = 1707 sq ft / 158.5 sq m **Double Garage** 17'10 (5.44) x 17'6 (5.33) Store Denotes restricted 17'10 (5.44) x 10'4 (3.15) head height Kitchen / **Dining Room** 12'11 (3.94) x 10'8 (3.25) max Bedroom 3 13'5 (4.09) x 11' (3.35) Bedroom 1 Bedroom 2 17'2 (5.23) 17'2 (5.23) max x 12' (3.66) x 10'10 (3.30) Reception Room 14'4 (4.37) into bay x 12'11 (3.93) Bedroom 4 11' (3.35) x 8'9 (2.67) FIRST FLOOR Access Access To Eaves To Eaves **GROUND FLOOR**





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