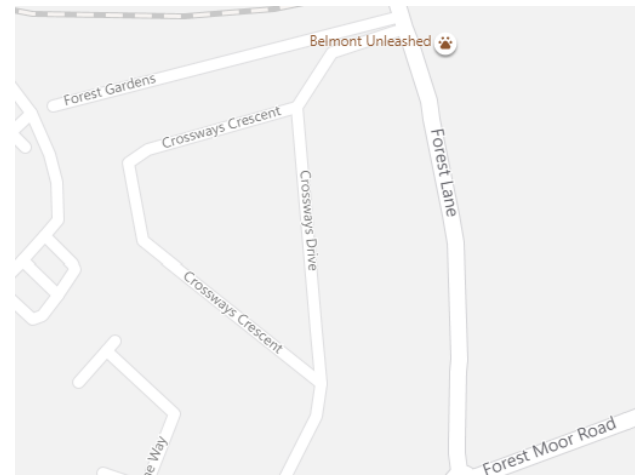


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
50	60	35	49
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A661 Wetherby Road turning left at the traffic lights into Hookstone Chase. Continue to the junction and mini roundabout turning left into Forest Lane where Forest Gardens is on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

2 Forest Gardens, Harrogate

Guide price £450,000

MYRINGS

Harrogate's Leading Family Estate Agent



NO ONWARD CHAIN A rather impressive 4 bedroom stone built detached house originally built in the 1970's but having been cleverly extended and renovated offering over 2200 square feet of open plan and vaulted accommodation standing in private gardens and with the benefit of a large stone built detached tandem garage, situated within a short walk of open countryside.

For Sale with No Chain having warm air central heating and UPVC double glazing the property comprises in brief. Impressive vaulted living kitchen with integrated appliances, porcelain tiled floors with under floor heating and central island unit. Dark granite and Oak work surfaces over. Ceiling Velux. Opening to a family area. Feature hand built Oak staircase. Living room with wall lights and ceiling cornice. Opening to a sun room with ceiling Velux, wooden laminate floors and double doors to the gardens. Inner hall with cupboard, two double bedrooms both with wardrobes and a house bathroom with under floor heating. First floor landing, bedroom one with wardrobes and ample eaves storage. Bedroom two and a bathroom with under floor heating.

Outside there is a neat, stocked front lawn garden. Two separate driveways, one of which leads to a large tandem double skinned garage with electric roller shutter door, this could quite easily be converted and used as an office or leisure area. Newly landscaped side flagged patios ideal for garden furniture with further lawns. Garden shed. Rear courtyard patios.

Forest Lane is a popular residential area between Harrogate and Knaresborough. The property is close to Nidd Gorge which is an area of outstanding natural beauty. It's position is highly convenient for access to the A658 southern bypass which in turn leads directly to the commercial centres of Leeds and York as well as Junction 47 of the A1(M) providing access to the national motorway network. There are a wide range of amenities nearby in Knaresborough and Harrogate, both of which boast reputable schools. The train station at Starbeck provides a regular service to the mainline stations at Leeds and York. Starbeck High Street is convenient for everyday shopping needs and Morrisons supermarket is a 2 minute drive away.



Bus
14 minutes by foot



Main Roads
A1M 7 miles



Train
Starbeck 1 mile
Harrogate 2.6 miles



Airport
Leeds Bradford 14.2 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Freehold