



78 Forest Avenue, Harrogate

£290,000 Freehold

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#DARINGTOBEDIFFERENT



A spacious three-bedroom semi-detached family home occupying a generous plot with attractive gardens to the front and rear, together with ample off-road parking, a garage and workshop. The property is situated in a convenient residential location within easy walking distance of the excellent amenities of Starbeck, including local shops, schools and the railway station.

Offering well-proportioned accommodation throughout together with excellent potential for a purchaser to modernise and personalise to their own requirements, this is an ideal family home in a highly convenient setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

An entrance porch leads into the welcoming reception hall. The spacious open-plan sitting and dining room provides an excellent living and entertaining space, with large windows to the front and rear allowing plenty of natural light. The sitting area features an attractive fireplace with a living-flame gas fire. The kitchen is fitted with a range of wall and base units and offers space for a range of appliances.

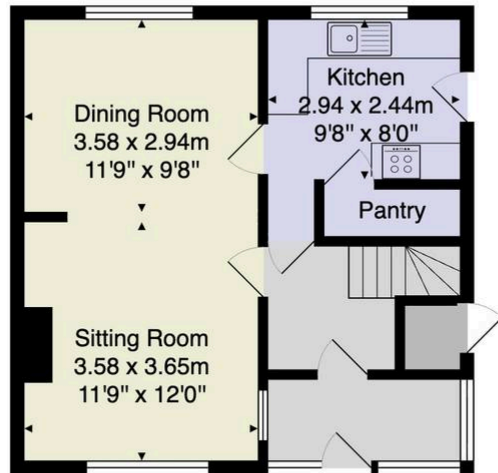
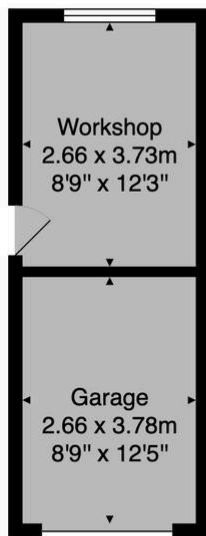
FIRST FLOOR

On the first floor there are three good-sized bedrooms. The bathroom is fitted with a washbasin and bath with shower above, whilst there is a separate WC. A pull-down ladder provides access to the loft space, which offers excellent additional storage.

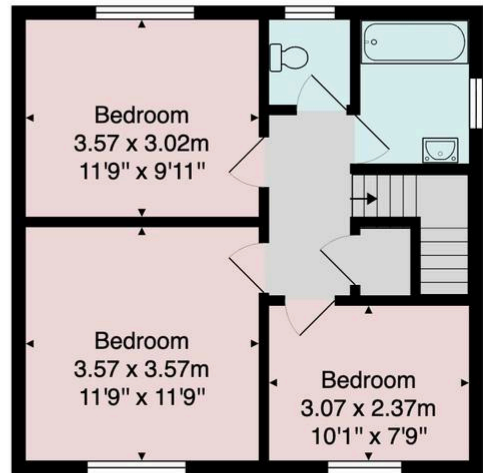
OUTSIDE

The property occupies a particularly generous plot with attractive gardens to both the front and rear. A driveway provides off-road parking for up to four vehicles and leads to a single garage with an attached workshop, both benefiting from light and power. The gardens are a particular feature of the property, comprising lawned areas, well-stocked planted borders, mature fruit trees, together with a greenhouse and timber garden shed, providing an excellent outdoor space for keen gardeners and family enjoyment.





Ground Floor



First Floor

Total Area: 91.0 m² ... 979 ft² (excluding workshop, garage)

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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