



**18 Forest Rise, Harrogate**

**£300,000**



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WINNING AGENT**

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A well-presented and extended two-bedroom semi-detached bungalow, occupying a quiet position within this highly desirable residential location between Harrogate and Knaresborough.

This attractive home has been thoughtfully updated and extended to offer spacious and flexible accommodation, ideally suited to those seeking stylish single-level living in a convenient setting. The property is beautifully maintained throughout and benefits from modern fittings, generous living space and attractive landscaped gardens.

The property is situated in a sought-after residential area, conveniently positioned for the amenities of both Harrogate and Knaresborough, together with excellent transport links, local shops and nearby countryside walks. An internal inspection is strongly recommended to appreciate the quality and space this superb bungalow has to offer.

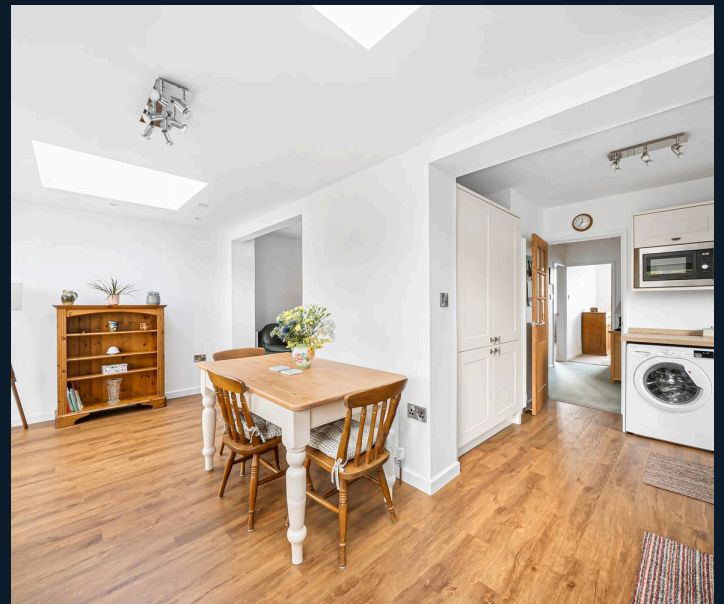


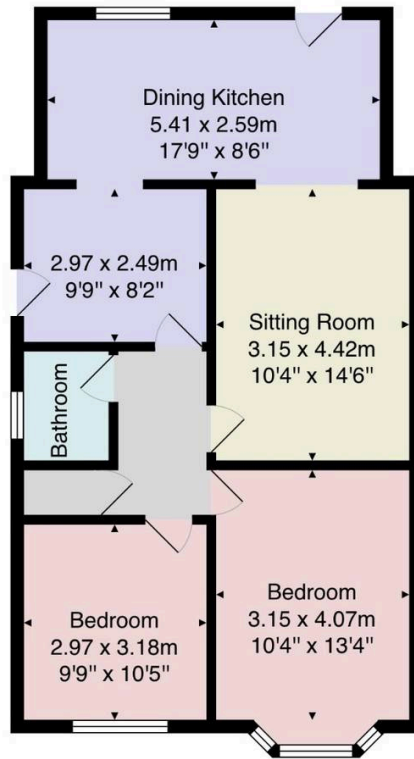
The spacious accommodation comprises a welcoming entrance hall leading through to an impressive open-plan dining kitchen, fitted with a range of modern units, integrated appliances and ample space for dining and entertaining. Skylights and glazed doors allow natural light to flood the room, whilst the open-plan layout flows seamlessly through to the generous sitting room, creating an ideal arrangement for modern living. The sitting room provides a comfortable reception space and features an attractive fireplace with inset stove, together with a warm and inviting atmosphere.

An inner hallway with useful built-in storage cupboard provides access to the bedroom accommodation and also features a loft hatch with ladder access leading to a spacious attic loft area, offering excellent additional storage potential.

There are two well-proportioned double bedrooms, both presented to a high standard, with the principal bedroom benefiting from a large bay window overlooking the front aspect. The accommodation is complemented by a stylish contemporary shower room fitted with a modern suite including a walk-in shower, washbasin and WC.

Externally, the property stands within attractive and neatly maintained gardens to both the front and rear. A driveway provides off-street parking and leads to a detached garage. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance and provides an excellent outdoor entertaining space, with seating areas, well-stocked borders and an attractive artificial lawn.





Total Area: 69.8 m<sup>2</sup> ... 752 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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