



VERITY
FREARSON

12 FOREST LANE HEAD, HARROGATE, HG2 7TF

OFFERS OVER £850,000

12 FOREST LANE HEAD,

Harrogate, HG2 7TF

A spacious five bedrooomed semi-detached house offering high-quality, newly refurbished accommodation with a large and attractive garden and off-road parking.

This impressive property provides beautifully presented accommodation arranged over four levels. On the ground floor there is a large reception room/bedroom and stunning fitted kitchen and dining area with doors leading to the balcony and garden beyond. On the lower ground floor there are two further reception rooms together with a cloakroom, utility room and storage space. Upstairs there are four double bedrooms, a modern house bathroom and two ensuite bathrooms with the master bedroom having a large dressing room. Outside the property has the advantage of driveway parking to the front and to the rear there is an attractive landscaped garden with lawn and various sitting areas including an elevated sitting area on the balcony which is accessed from the glazed sliding doors from the kitchen.

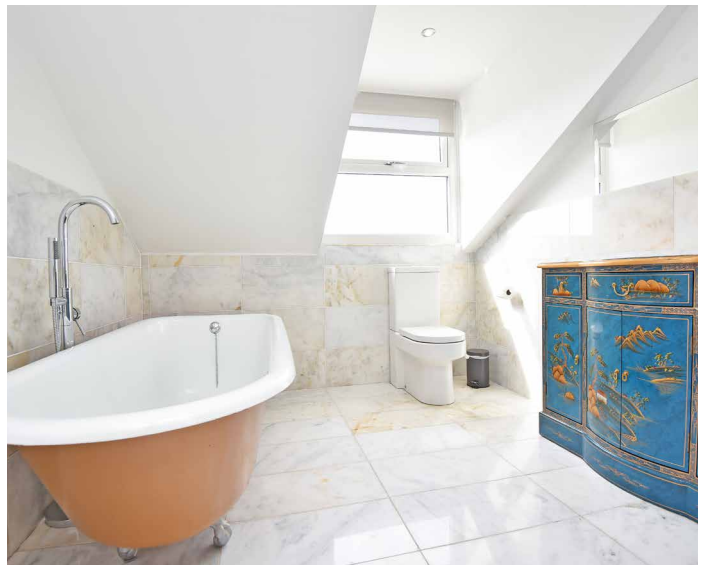


Large Dining Kitchen · Sitting Room · Family Room · Living Room · Cloakroom · Utility Area

5 Bedrooms · 2 En-Suites · Bathroom · Study Area

Off-Road Parking · Attractive Lawned Garden · Balcony / Seating Area







ACCOMMODATION

GROUND FLOOR SITTING ROOM

An impressive reception room with bay window to front with fitted shutters. Fireplace with wood-burning stove.

DINING KITCHEN

A stunning kitchen with dining area with wood burning stove and tiled flooring which has underfloor heating. There are windows to the side and rear with glazed sliding doors leading to the balcony and garden. The bespoke fitted kitchen, by TQB Interiors, comprises a range of stylish fitted units with worktops, incorporating champagne trough, and breakfast bar. There are high quality fitted appliances including a induction hob, Wi-Fi enabled ovens, coffee machine, drinks fridge, dishwasher and boiling water tap.

STORAGE ROOM / UTILITY

With integrated washer / dryer.

LOWER GROUND FLOOR FAMILY ROOM

Further large reception room with glazed doors leading to rear garden.

Fitted cupboards and drawers. Under-floor heating.

UTILITY AREA

With fitted units with worktop and sink and integrated washing machine.

CLOAKROOM

With WC and designer basin set atop a vanity unit. Window to rear.

LIVING ROOM / POTENTIAL BEDROOM

A reception room with window to side.

FIRST FLOOR BEDROOM 1

A double bedroom with windows to side with fitted shutters.

EN SUITE / DRESSING ROOM

A stylish modern white suite with marble tiled walls and floor with under-floor heating. Free-standing bath, WC, bidet, and washbasin set atop a vanity unit. Window to rear. Large dressing room with fitted clothes storage.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin set within a vanity unit and large walk-in shower. Tiled walls and floor with under heating and window to front.

SECOND FLOOR LANDING/STUDY AREA

Providing a useful workspace with skylight window. Access to boarded eaves storage space.

BEDROOM 3

A double bedroom with windows to front and side.

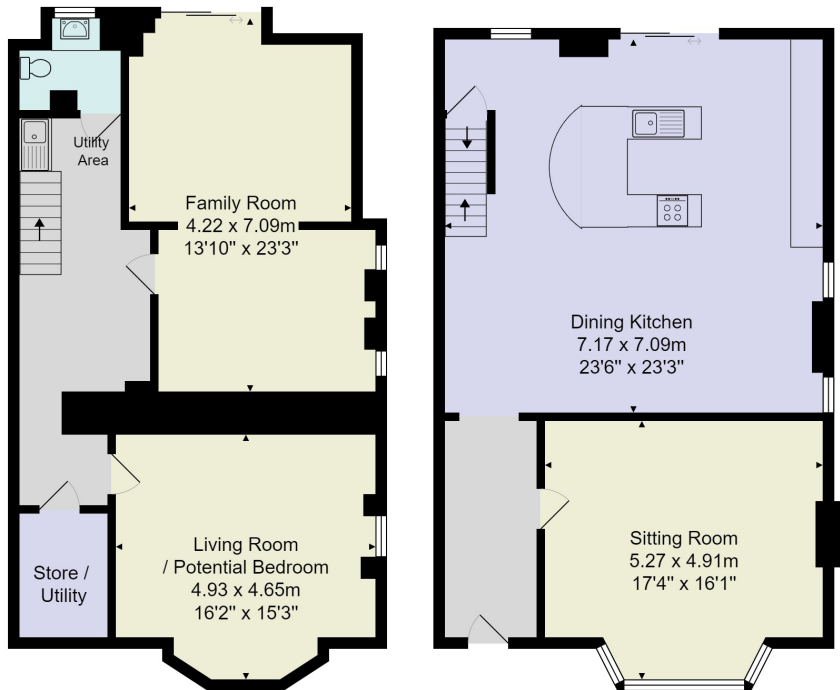
BEDROOM 4

A further double bedroom with windows to side and rear.

BATHROOM

Modern white suite with marble tiled walls and floor with under-floor heating. WC, bath and washbasin set within a vanity unit. Window to front.

FLOOR PLAN

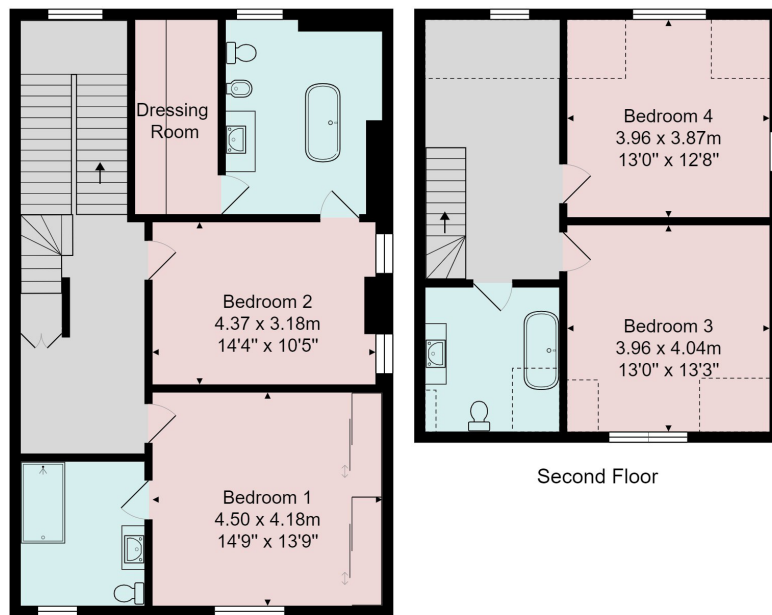


Lower Ground Floor

Ground Floor

Total Area: 297.3 m² ... 3200 ft²

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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First Floor

Second Floor

Outside

To the front of the property a driveway provides off-road parking. To the rear there is an attractive landscaped garden with sitting areas and large lawned garden with planted borders. Glazed doors from the kitchen lead to a balcony which provides an elevated sitting area with stairs leading to the garden. Outdoor power points.

Location

The property is situated in this delightful position enjoying countryside views to the front and an attractive outlook to the rear over the adjoining golf course. There is easy access to both Harrogate and Knaresborough and the property is well served by local amenities and nearby railway station.

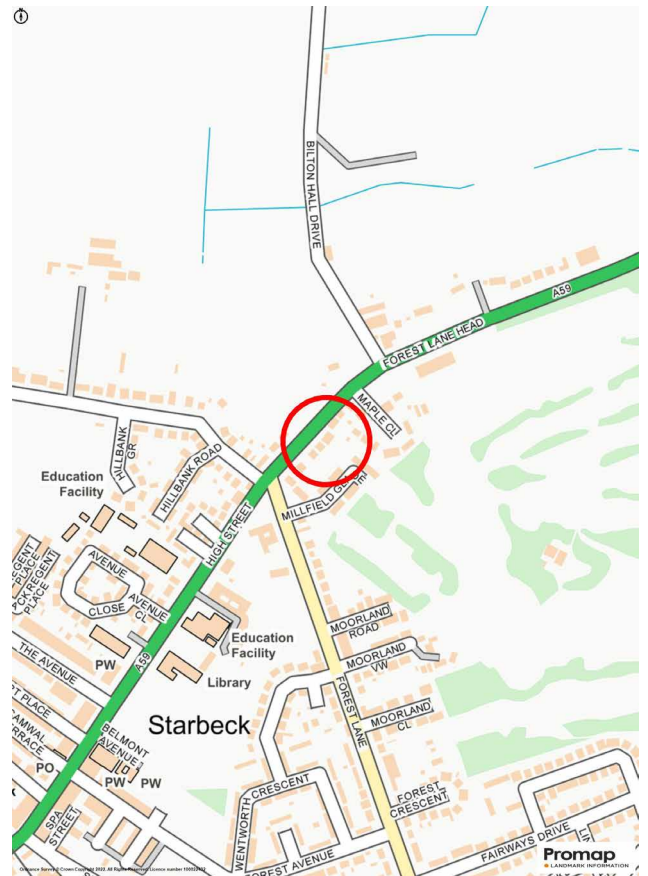
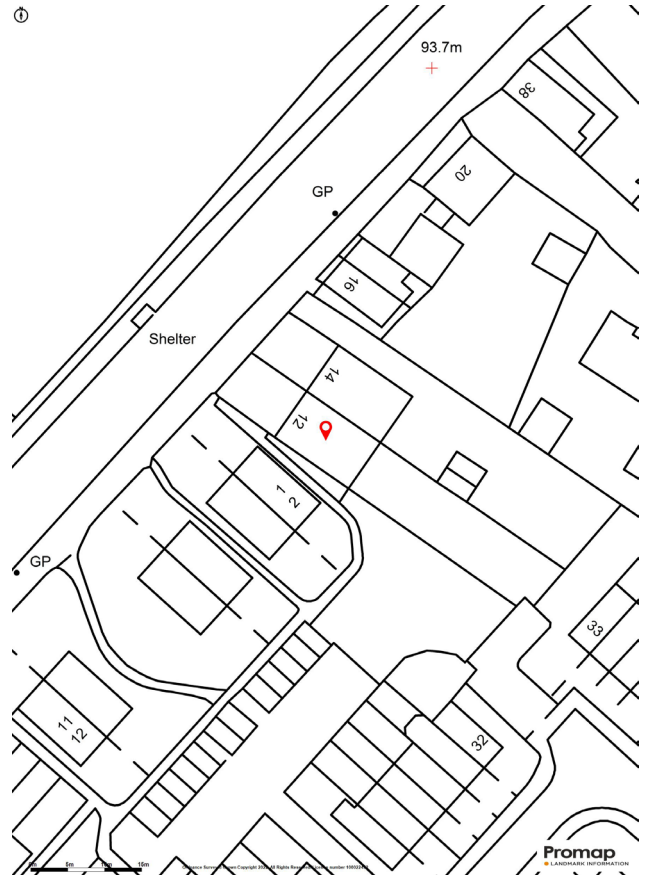
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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