



18 Forest Grove, Harrogate, North Yorkshire, HG2 7JU

£260,000

Offers Over

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A spacious and well-presented two-bedroom semi-detached bungalow with driveway, garage and good-sized garden, situated in this convenient location between Harrogate and Knaresborough.

This well-presented home provides generous and flexible accommodation comprising a sitting room, well-equipped kitchen, conservatory extension, two double bedrooms and a modern shower room. The driveway provides parking and leads to a garage, and to the rear of the property there is a good-sized garden.

The property is situated in a most convenient location and is just a short distance from a range of excellent local amenities in Starbeck including railway station and is also convenient for Harrogate and Knaresborough town centres and the A1(M). Offered for sale with no onward chain.





ENTRANCE HALL

SITTING ROOM

A spacious reception room with glazed doors leading to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

With a range of fitted units with electric hob, double oven and integrated fridge.

BEDROOMS

There are two good-sized double bedrooms including a main bedroom with fitted wardrobes.

SHOWER ROOM

A modern white suite comprising WC, washbasin set with a vanity unit and shower.

LOFT

There is a good-sized loft providing useful storage space.

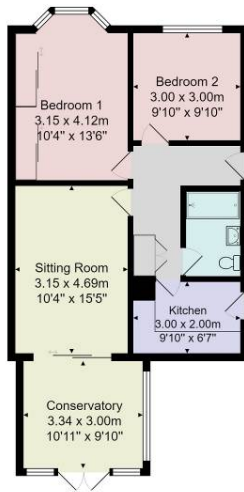
OUTSIDE

A drive provides parking and leads to a detached single garage. To the rear of the property there is a good-sized and attractive garden.



Tenure - Freehold

Council Tax Band - C



Total Area: 68.1 m² ... 733 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-93)	B		85
(81-90)	C		
(65-68)	D	65	
(55-64)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			