



102 Forest Avenue, Harrogate, North Yorkshire, HG2 7JP

**£425,000**

Offers Over

## 102 Forest Avenue, Harrogate, North Yorkshire, HG2 7JP

---

A most individual double-fronted three-bedroom detached bungalow situated on an attractive corner plot.

---

The property enjoys a very convenient and established residential position just off Forest Lane, close to open countryside whilst being within walking distance of local shops, amenities and Starbeck railway station.

This superb home offers very generous and well-appointed accommodation arranged over two levels, and an internal viewing is strongly recommended to appreciate the overall scale and size of the accommodation.





The accommodation benefits from gas central heating and uPVC double glazing and comprises:

### **GROUND FLOOR**

Entrance hall, lounge with window to front and electric fire, double doors lead to a very good-sized dining kitchen with range of modern wall and base units, fitted appliances and double doors to the rear, stairs leading to first floor. Two good-sized ground-floor bedrooms, both with en-suite bathrooms.

### **FIRST FLOOR**

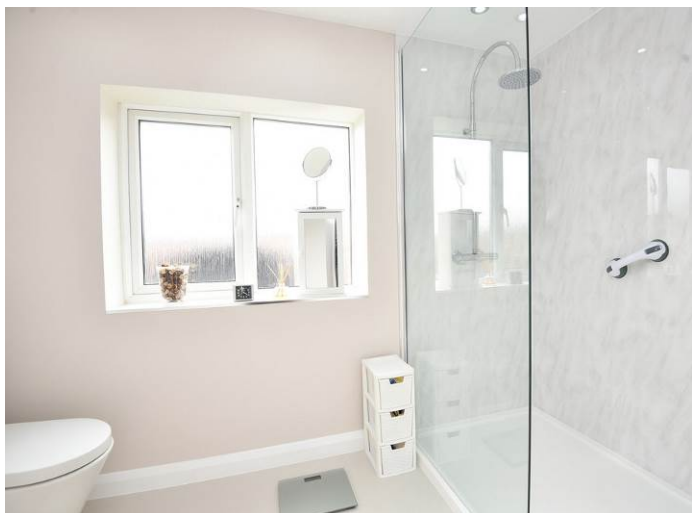
Double bedroom with extensive storage and good-sized bathroom with white suite.

### **OUTSIDE**

Resin driveway providing off-street parking. Attractive gardens predominantly to the front and side, with shaped lawned areas and mature planting.

**Tenure - Freehold**

**Council Tax Band - D**





Total Area: 144.1 m<sup>2</sup> ... 1551 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk