



FOREST GARDENS, HG2

OFFERS OVER £450,000



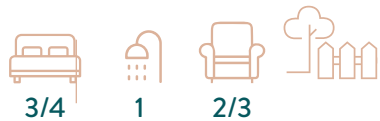


# An impressive detached bungalow and much loved family home.

A beautifully presented 3-4 bedroom bungalow situated at the end of a private cul de sac offering a high level of privacy with NO ONWARD CHAIN.

Situated on the edge of Harrogate town centre at the end of a private road just off Forest Lane, 4 Forest Gardens is a beautifully presented detached bungalow, offering spacious accommodation, a large integrated double garage and a well landscaped plot.

Offering a superb lifestyle within a short distance of excellent primary and secondary schools, shops, bars restaurants and excellent transport links to both Harrogate, Knaresborough and further afield.



**Tenure**  
Freehold

**Local Authority**  
NYCC

**Council Tax Band**  
Band E

**EPC**  
E







## Property Description

The versatile and well-proportioned accommodation extends to in excess of 1,900sq ft and in brief comprises;

Entrance Hall

Large sitting/ dining room with sliding patio doors

Kitchen with an extensive range of solid oak units, built in appliances and space for a table and chairs.

Pantry/ utility room

Three double bedrooms

Fourth room/ bedroom/ reception/ study

Full house bathroom

Cloak room/ W.C

## Outside

A large driveway provides parking for numerous cars and leads to the integral double garage with electric door and significant loft space above.

The landscaped garden lies to the front including well stocked borders, mature fruit trees as well as a full length patio providing plenty of options for outside entertaining.

To the rear and side of the property there are additional areas, including a large paved patio, flower beds and a large greenhouse.









## Location (HG2 7EA)

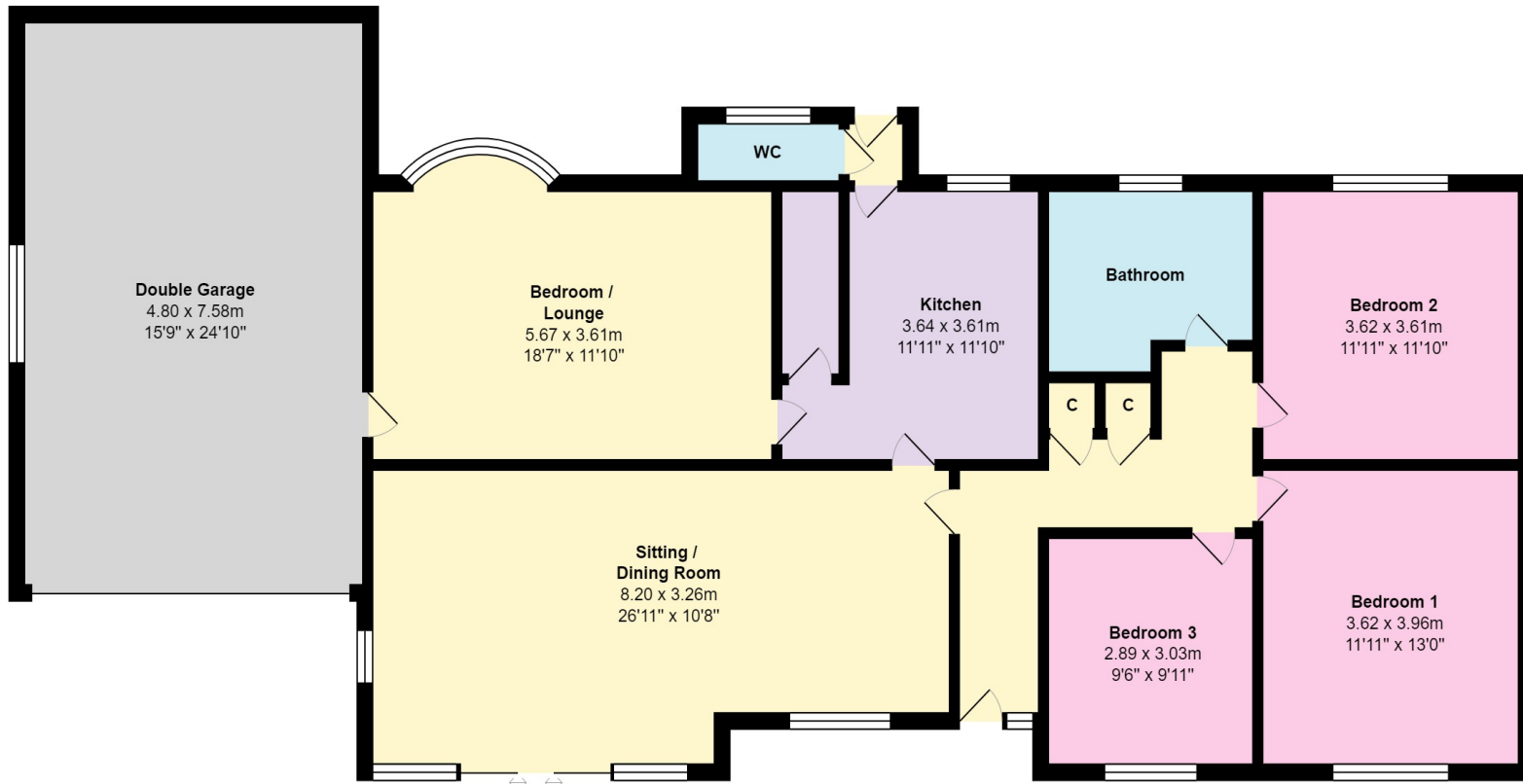
4 Forest Gardens is in the Stray, Woodlands and Hookstone ward in the Constituency of Harrogate and Knaresborough. Leeds Bradford Airport is 13 miles away and the local train station (main Leeds to York line) is a 10 minute walk away.

## Services

We are advised, all mains services are connected to the property. Gas fired central heating.







Ground Floor

Total Area: 162.5 m<sup>2</sup> ... 1749 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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Particulars dated September 2022. Photographs and videos dated September 2022.

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