

101 Forest Lane, Harrogate,
HG2 7EX



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£295,000

Description

An attractive well presented and extended three bedroom semi-detached family home, occupying a large private plot.

A beautifully maintained family home, which has the benefit of central heating provided by an economical air-source heat pump. The house features sealed unit double glazing and solar panels, which generates around half the electricity used by the property and provide an income from Feed-in Tariff payments of around £600 a year.

The accommodation briefly comprises: Entrance porch and hall, sitting room, family room and kitchen with integrated appliances. On the first floor are three bedrooms and the stylish shower room.

The front garden has been covered over to provide ample parking, whilst to the immediate rear is a large paved patio beyond which is a lawned garden with well-stocked borders and greenhouse towards the foot of the garden.

Forest Lane is situated between Harrogate and Knaresborough and has an excellent range of amenities on nearby Starbeck High Street. The location is also convenient for the commuter as easy access can be gained to the train station in Starbeck, which is on the main Leeds to York line.

Tenure

Freehold.

Services

Electricity, water, sewage and broadband are connected to the property.

Council Tax

Band C.

Directions

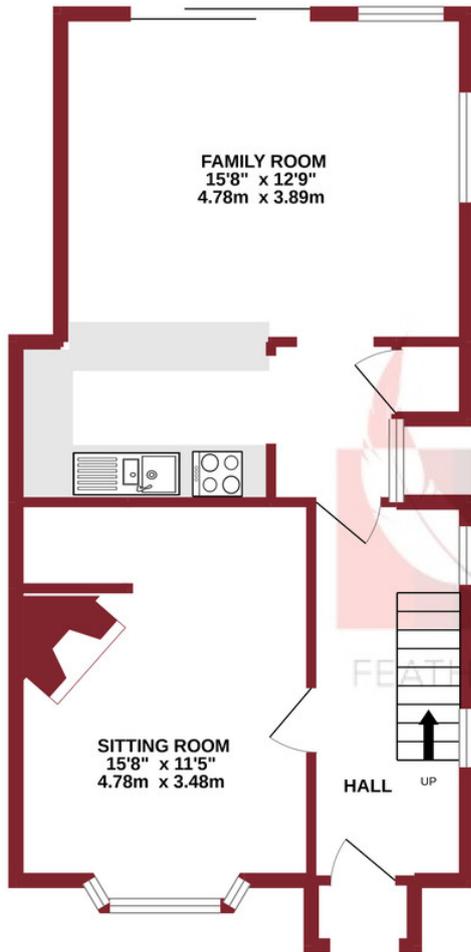
From Station Parade proceed to the traffic lights adjoining York Place and turn left signposted to York. At the Empress roundabout go straight over onto the Knaresborough Road and continue Starbeck High Street to the traffic lights at the top of the hill, turn right onto Forest Lane.

Details Produced

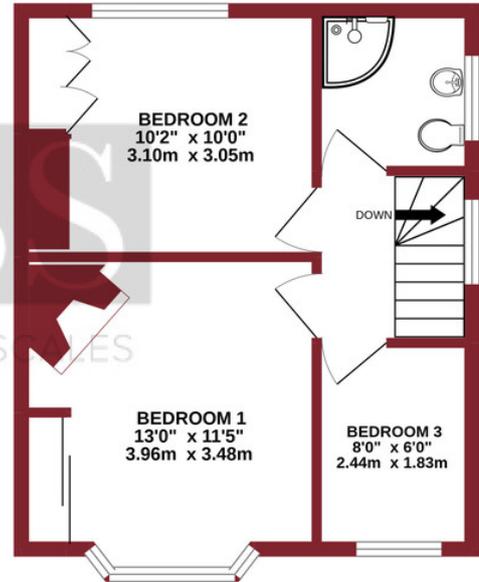
27th May 2022.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



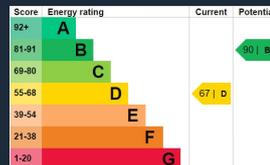
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.
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