



## Forest Avenue, Harrogate, HG2 7JP

- Located on the sought-after Forest Avenue in Harrogate
- Two spacious reception rooms
- Separate utility room for added convenience
- Two full bathrooms upstairs
- Parking for multiple cars and a garage for extra storage
- Four well-proportioned bedrooms
- Large kitchen diner serving as the heart of the home
- Handy downstairs WC
- Expansive private rear garden
- Council Tax Band C

**Guide Price £425,000**





# Forest Avenue, Harrogate, HG2 7JP

## DESCRIPTION

Located on Forest Avenue, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is the spacious kitchen diner, which is complemented by a separate utility room and a convenient downstairs WC. This layout ensures that daily living is both practical and enjoyable. Upstairs, you will find two full bathrooms, catering to the needs of a busy household.

One of the standout features of this property is the expansive private rear garden, which includes an outbuilding, perfect for a variety of uses, whether it be a home office, workshop, or an outside seating area. The garden offers a tranquil retreat, ideal for outdoor gatherings or quiet moments in nature.

Parking is a breeze with space for up to four vehicles, thanks to the generous driveway and the additional garage. This feature is particularly valuable in a sought-after area like Harrogate, where parking can often be a challenge.

### EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

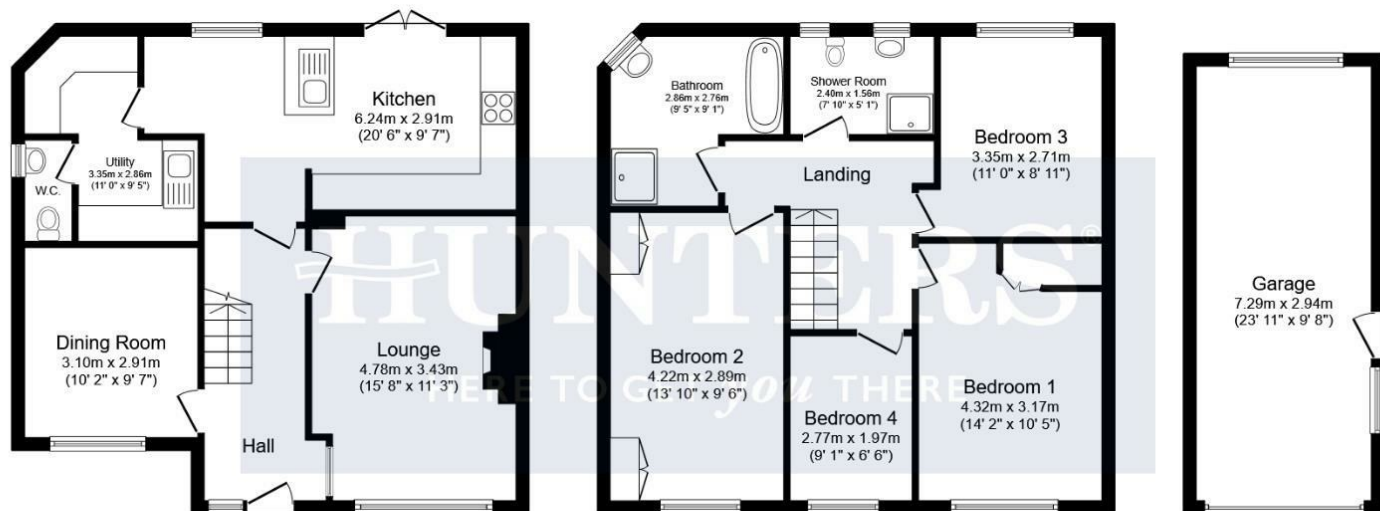








80, Forest Avenue, Harrogate, HG2 7JP, GB



Ground Floor

Floor area 60.8 sq.m. (655 sq.ft.)

First Floor

Floor area 64.0 sq.m. (689 sq.ft.)

Garage

Floor area 21.4 sq.m.  
(231 sq.ft.)

Total floor area: 146.3 sq.m. (1,575 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.