



Forest Way, Harrogate, HG2 7JS

- NO ONWARD CHAIN
- Well-proportioned accommodation with three bedrooms
- Separate lounge and dining room
- Driveway providing off-street parking for multiple cars
- Early viewing highly recommended
- Semi-detached family home situated on the popular Forest Way
- Two inviting reception rooms
- Larger than average rear garden
- Garage providing extra storage
- Council Tax Band C

Guide Price £275,000

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DESCRIPTION

NO ONWARD CHAIN. Located on Forest Way, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms and a cosy single, this property is ideal for families or those seeking extra space.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The separate lounge and dining room create a warm atmosphere, while the kitchen is well-equipped for all your culinary needs. The layout is both practical and welcoming, making it easy to enjoy everyday living.

One of the standout features of this property is the larger than average garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the driveway accommodates parking for up to four vehicles, complemented by a garage that provides extra storage options.

Conveniently located, this home is close to local amenities and public transport links, ensuring that everything you need is within easy reach. Whether you are commuting to work or enjoying the local shops and parks, this location is both practical and appealing.

In summary, this semi-detached house on Forest Way is a fantastic opportunity for those looking for a spacious and well-located family home in Harrogate. With its generous living spaces, ample parking, and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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