



## Forest Moor Road, Knaresborough, HG5 8JY

- Generous driveway and off-street parking with well-kept front garden
- Separate dining room, ideal for entertaining
- Ground-floor double bedroom and downstairs WC
- Patio doors leading to a substantial balcony with stunning views
- Excellent location close to Knaresborough, Harrogate and open countryside
- Spacious sunroom with sliding doors to large lounge
- Well-presented kitchen with plenty of potential
- Large main bedroom upstairs with family bathroom
- Private garden to the rear
- Council Tax Band D

**By Auction £250,000**



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## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £250,000\*  
BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST  
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This is one of the largest two-bedroom semi-detached homes you will find on the market locally – and viewings are highly recommended to fully appreciate both the size and the potential.

The property has excellent kerb appeal with a generous driveway for off-street parking and a well-tended front garden. Inside, you're welcomed by a bright and versatile sunroom, which flows through sliding doors into a spacious lounge. Beyond this is a large dining room, offering plenty of space for entertaining or family meals.

To the side of the dining room is a well-maintained kitchen, with a downstairs layout that also includes a good-sized double bedroom and a convenient WC. Upstairs, the property offers a large main bedroom and a family bathroom. From the landing, patio doors open directly onto a substantial balcony – a standout feature of this home, with wonderful views and plenty of space for entertaining or simply relaxing outdoors.

At the rear, there is a courtyard garden, perfect as a private, low-maintenance outdoor area. Overall, the property is ready to move into but also offers huge potential for personalisation, making it a very appealing opportunity for a range of buyers.

The location is another highlight – set on Forest Moor Road, Knaresborough, HG5, the property is well placed for local amenities, schools, and commuter links, while being surrounded by open countryside and green spaces. Knaresborough town centre and Harrogate are both easily accessible, adding to the property's convenience and appeal.

Notice: The photographs shown were taken prior to the removal of certain furniture



EPC

Energy rating D

This property produces 8.1 tonnes of CO2

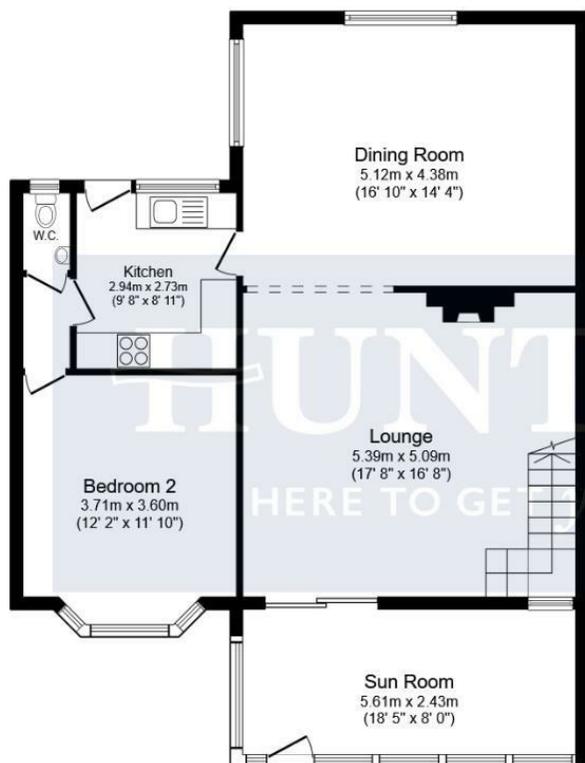
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D

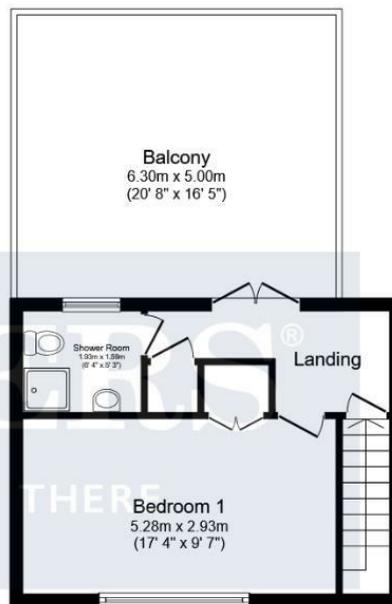


Graylands Mews, Forest Moor Road, Knaresborough, HG5 8JY, GB



**Ground Floor**

Floor area 94.3 sq.m. (1,015 sq.ft.)



**First Floor**

Floor area 29.2 sq.m. (315 sq.ft.)

Total floor area: 123.5 sq.m. (1,330 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



### Viewings

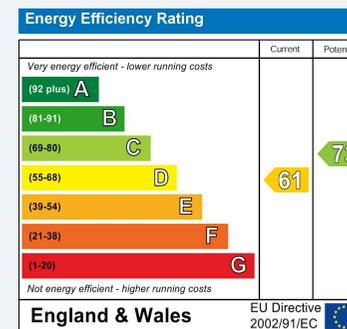
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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