



## Forest Moor Road, Knaresborough, HG5 8JY

- Modernised four-bedroom Edwardian home
- Resin-bound driveway and electric gates
- Full rewiring, new electrics, 40kW boiler
- Smart-home gates, lighting, and garage access
- Modern kitchen with quartz worktops and utility
- Prime spot between Harrogate and Knaresborough
- Double garage and full-size log cabin
- Underfloor heating to ground floor
- Hikvision cameras and dual alarms
- Council Tax Band E

**Guide Price £700,000**



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## DESCRIPTION

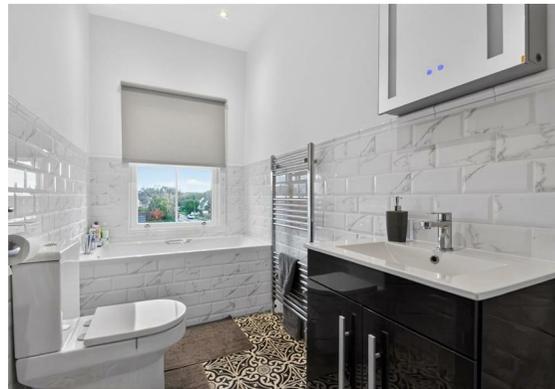
A beautifully presented Edwardian residence, this fully modernised four-bedroom detached home has been completely redesigned to blend period charm with contemporary luxury. Ideally positioned between Harrogate and Knaresborough, it offers a convenient setting with a resin-bound driveway (15-year guarantee), electric gates, a private double garage, and a full-size log cabin.

The full refurbishment includes complete rewiring, new electrics, a new 40kW boiler, and underfloor heating throughout the ground floor. Smart-home features provide effortless living, with app-controlled gates, external automatic lighting, and remote access to both the garage and log cabin. Security is first-class with a Hikvision camera system and alarms to both the house and garage. The garage and kitchen extension also benefit from new Monocouche rendering with a 25-year guarantee. Inside, the modern kitchen offers sleek cabinetry, quartz worktops, and direct garden access, complemented by a utility room with WC.

A bright, covered porch leads into a welcoming hallway opening to the reception room, dining room, and snug. The reception and dining rooms each feature fully functioning fires, while the snug enjoys a log burner; both the reception room and snug include fitted storage.

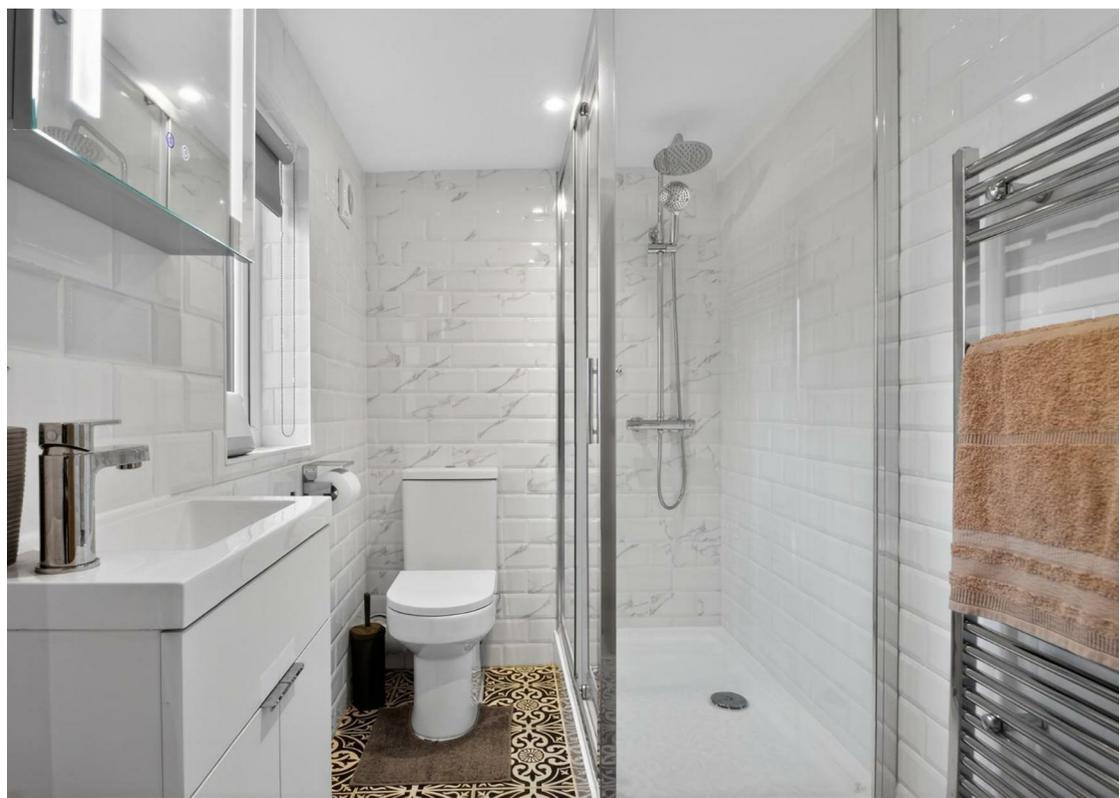
Upstairs, four light-filled bedrooms provide flexible accommodation. Two spacious doubles include fitted storage and share a contemporary family bathroom, alongside the principal bedroom's en-suite. A further double benefits from its own en-suite, while the fourth is ideal as an office or playroom.

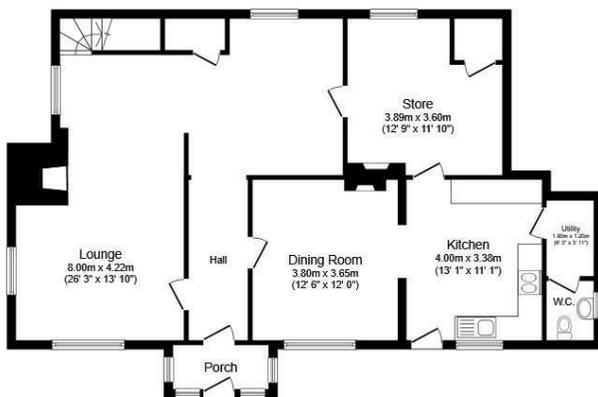
Externally, the home features a substantial front garden, generous multi-vehicle parking with EV charger, and a private double garage, complemented by the charming log cabin. Viewing highly recommended.



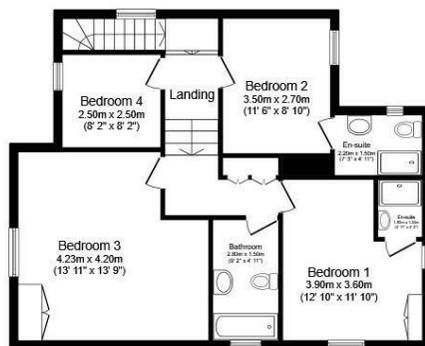
EPC  
Energy rating C  
This property produces 4.1 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: E

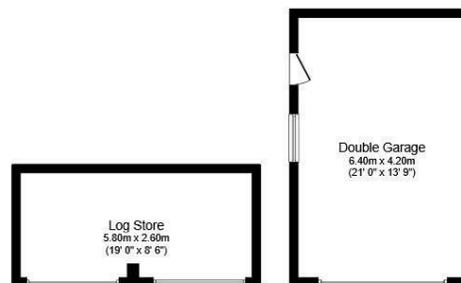




**Ground Floor**



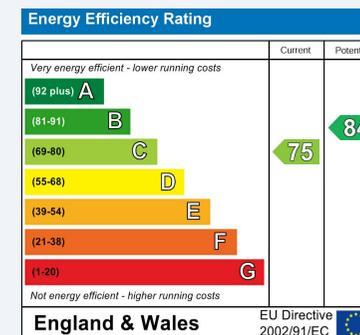
**First Floor**



**Outbuilding**

## 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.

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Total floor area 219.2 sq.m. (2,359 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### 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.



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