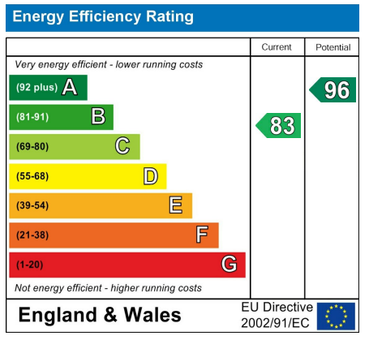
Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road. At the Woodlands traffic lights turn left onto Hookstone Chase and proceed to over the Morrisons roundabout and past Hookstone Primary School. Take the first exit at the first mini roundabout and then again at the second and the property is immediately on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

208 Forest Lane, Harrogate, HG2 7EE

3 Bedroom House - Semi-Detached

A fantastic extended three bedroomed semi detached house offering spacious living accommodation which has been refurbished throughout benefitting from a south west facing private rear garden and a superb location perfectly positioned between Harrogate and Knaresborough and with easy access out onto the A1M.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With a newly fitted gas fired central heating boiler and double glazing the living accommodation comprises; entrance hall, downstairs w/c, lounge with a bay window and feature fireplace and double doors that leads into the amazing open plan living dining kitchen with modern fitted kitchen including double oven, hob, integrated appliances, breakfast bar and sliding doors leading out into the south west facing garden creating the perfect entertaining space. There is also a rear porch which leads into the converted garage which is currently used as a studio/work and also houses the utility room. There is also a useful storage cupboard which has the gas central heating boiler in.

On the first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom, a good sized third bedroom and a modern house bathroom with shower over the bath, w/c and hand basin. There is also a useful loft space for additional storage.

Outside to the front of the property is a spacious driveway offering off street parking for multiple vehicles and leads to the garage. There is a side access gate which leads round to the rear garden which has a children's play area, lawn, patio creating a pleasant seating area and completely private.

















