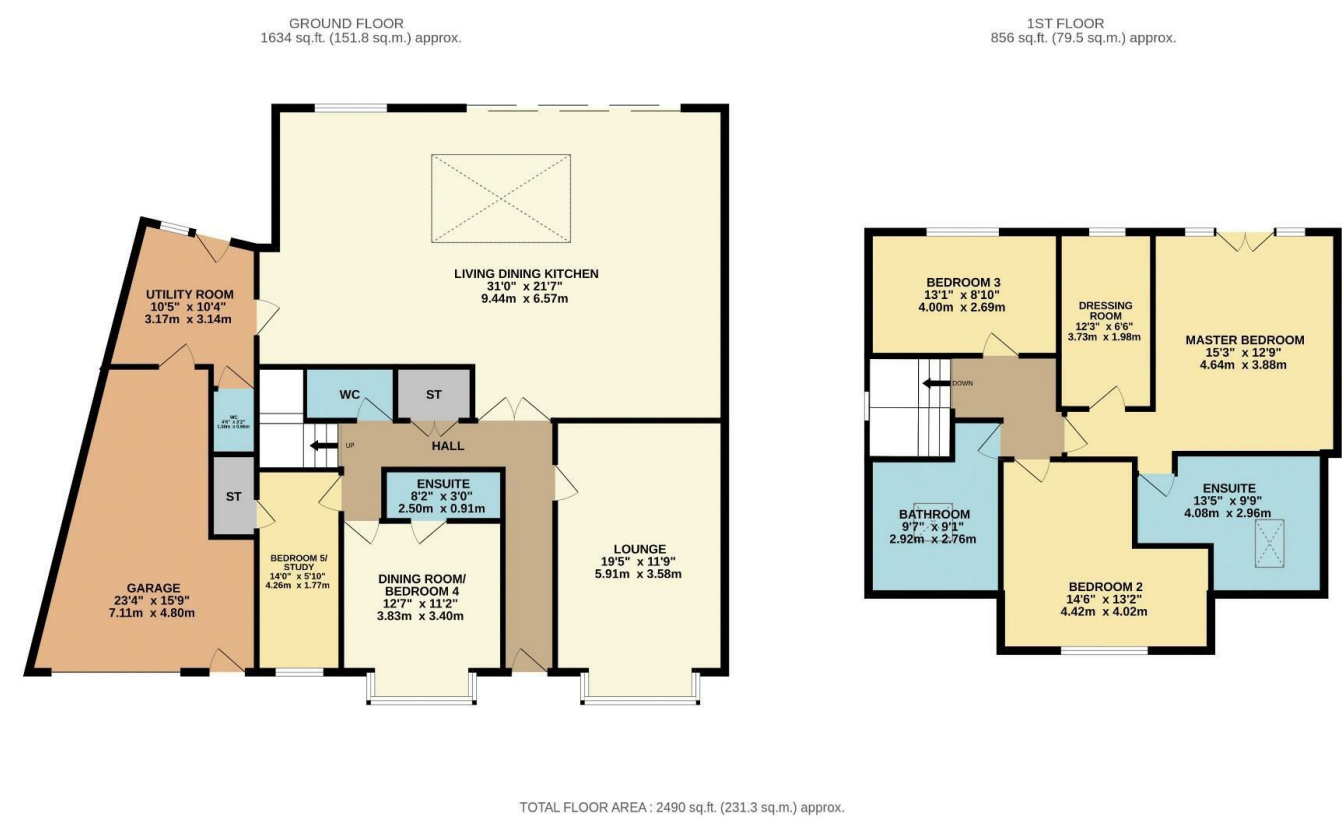
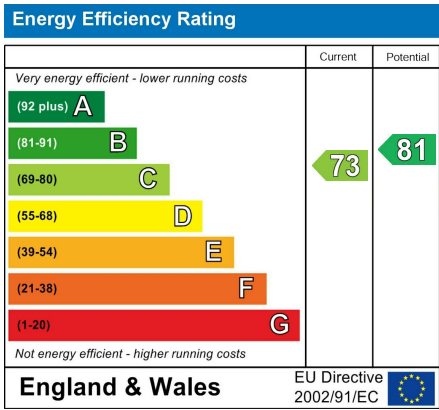


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road and continue until you find Harrogate Golf Club on your right hand side where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band F 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.



£799,999

57 Forest Lane Head, Harrogate, HG2 7TE 4 Bedroom House - Detached

This stylish contemporary home offers a perfect blend of modern living with three/four spacious bedrooms, this property is designed to accommodate a variety of lifestyles, making it an ideal choice for families or those seeking extra space. An internal inspection is strongly recommended to fully appreciate the charm and elegance of this remarkable property.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

Upon entering, you are welcomed by a reception hall leading to the lounge featuring an inviting inset log burning stove, perfect for cosy evenings. The ground floor also boasts a versatile bedroom, currently used as a dining room, complete with an ensuite shower room. A spacious study provides an ideal workspace, equipped with useful storage for filing cabinets. There is a useful guest cloakroom which also houses the sound system with ceiling speakers which can be used via Bluetooth.

The heart of this home is undoubtedly the open plan living dining kitchen with sliding doors which offers breath taking views over the private rear garden and the surrounding countryside. This area is thoughtfully arranged with a comfortable seating space, a wall-mounted TV point, sliding doors which include electric blinds, and a dining area that opens to the garden, enhancing the connection with nature. The modern fitted kitchen is equipped with a Franke instant boiling hot water tap, integrated dishwasher, and high-quality Neff double oven, integrated microwave and induction hob. A separate utility room provides convenient access to the rear patio and lawn garden, while an integral garage with a remotely controlled entry door offers additional storage and practicality and the hard wired WIFI system.

On the first floor, three double bedrooms await, with the largest featuring a glazed Juliet balcony that opens to stunning views of the gardens and countryside and there is a separate dressing room with fitted wardrobes. The stylish ensuite bathroom and a contemporary house bathroom add to the appeal of this level.

The property is set within low maintenance gardens, approached via secure electric double opening gates, with ample gravel hardstanding. The rear garden features a patio area perfect for entertaining and with fabulous views of protected countryside. There is also a useful storage shed, shaped lawns, maturing flowerbeds, and fruit trees.

