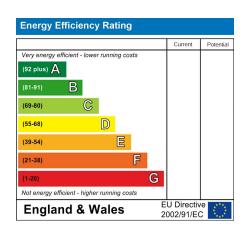
GROUND FLOOR 2381 sq.ft. (221.2 sq.m.) approx



OTAL FLOOR AREA: 2381 sq.ft. (221.2 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on the A661 Wetherby Road. At the Woodlands traffic lights, turn left. Continue to the mini roundabout turn left and immediate right onto Forest Moor Road. The property is found on the left hand side 100 yards after the garden centre where there are two white pillars which marks the shared driveway with Colmena being the first property on the left hand side.

Council Tax Band E 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.



Offers Over £700,000

Colmena Forest Moor Road, Knaresborough, Yorkshire, HG5 8JY

2 Bedroom Bungalow - Detached

Colmena is a beautifully presented two bedroomed detached bungalow offering spacious living accommodation throughout, south facing garden and benefiting from a superb location in between Harrogate and the popular market town of Knaresborough. OPEN TO VIEW SUNDAY 9TH JULY 10AM TO 12 NOON.







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

Description

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, spacious lounge with a feature fireplace with a multi fuel burning stove, second sitting room with a gas fire and double doors leading out onto the south facing garden, modern fitted kitchen with breakfast bar, integrated appliances, including double oven, gas hob, integrated fridge, freezer, dishwasher and wine fridge.

A spacious master bedroom includes fitted wardrobes and a great sized ensuite shower room with walk-in shower, w/c and hand basin. A good size second bedroom again with fitted wardrobes and a modern house bathroom with large Jacuzzi bath with a rainfall shower over, w/c, hand basin.

Outside the front of the property is a large driveway offering off street parking for multiple vehicles and leads to a garage measuring $36'3 \times 9'9$ which includes power, lighting and access to the loft space which offers a large storage area.

To the rear is a fully enclosed south facing garden including a lawn, well stocked flower beds, pond, patio area and large pergola which is could create a fantastic outdoor entertaining space.

















