

Approximate Gross Internal Area
197.2 sq m / 2123 sq ft

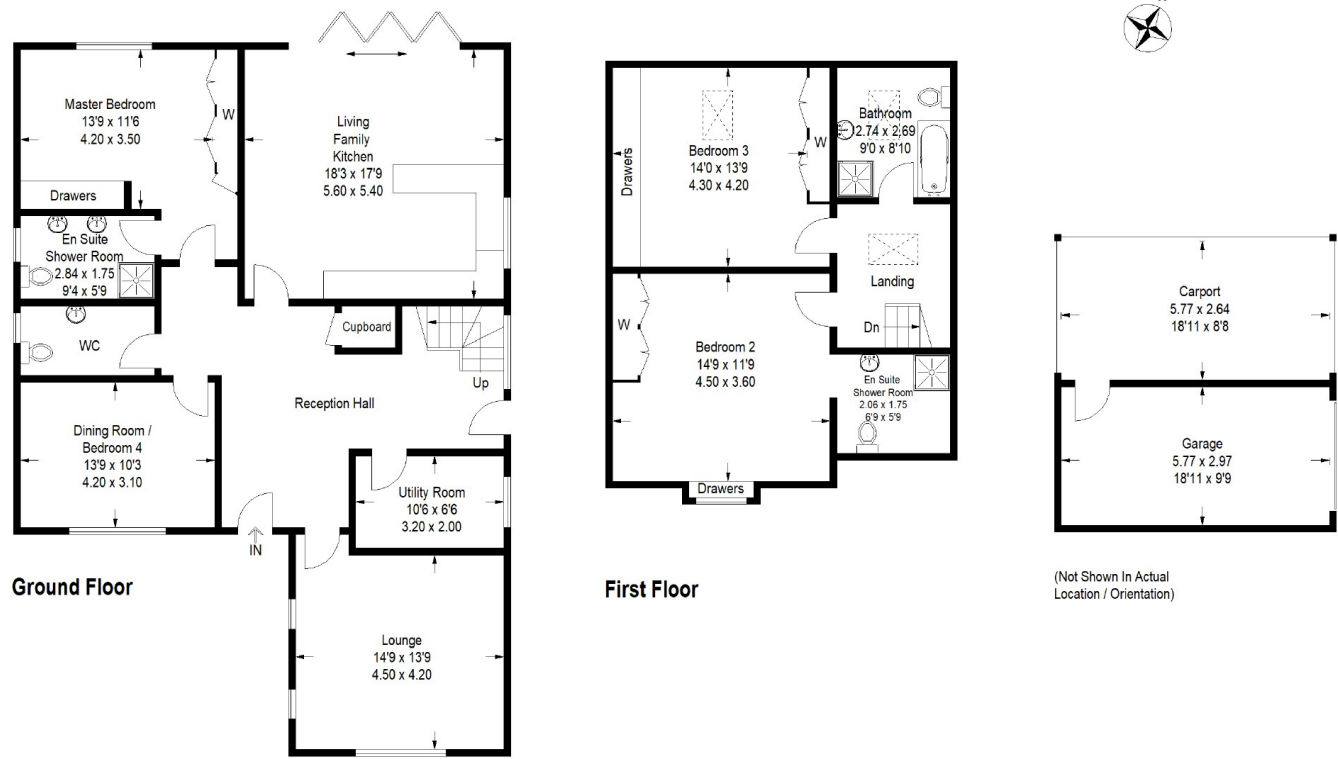
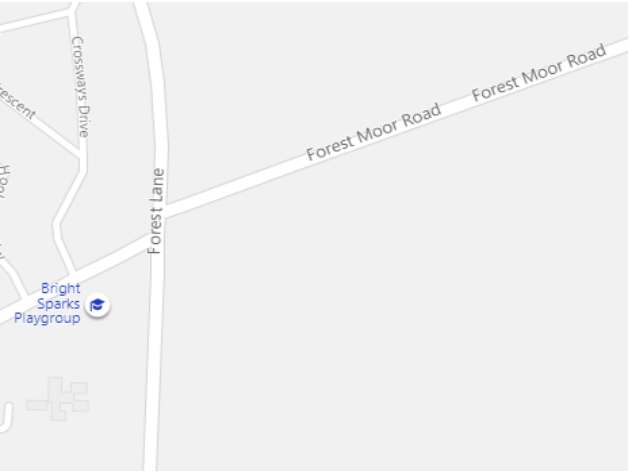
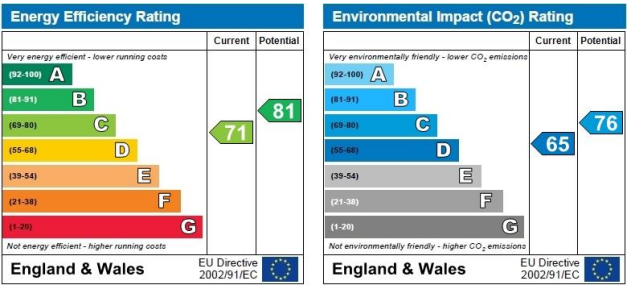


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate along the A661 Wetherby Road turning left at the Woodlands traffic lights and down Hookstone Chase. At the junction with Forest Lane proceed across the mini roundabout into Forest Moor Road where Alma Cottage can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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Alma Cottage, Forest Moor Road, Knaresborough

£659,950

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Harrogate's Leading Family Estate Agent



'Alma Cottage' is a beautifully refurbished 3/4 bedroom detached home offering over 2000 sq. ft. of accommodation which offers fabulous, light and airy interiors flexible arranged over two floors opening onto private landscaped gardens situated in a leafy location between Harrogate and Knaresborough.

With double glazing, Oak internal doors and gas fired central heating the property comprises in brief. Reception hall with solid Oak wooden floors, w/c and cloaks cupboard. Sitting room with a modern recessed living flame gas fire. Dining room/bedroom 4. Impressive open plan living kitchen space and family space with solid Oak wooden floors and bi folding doors to the gardens. Modern high quality fitted kitchen with integrated appliances and granite work surfaces. Breakfast bar. Utility room. Master bedroom one with fitted wardrobes and en-suite shower room. First floor landing, guest bedroom two with wardrobes and en-suite shower room. Bedroom three with wardrobes and a house bathroom.

Outside the property is approached via double timber electrically operated gates, large gravelled courtyard with front patio, single garage with electric roller door and an adjoining timber carport. Rear flagged patio ideal for garden furniture. Raised decked sun terrace.

The property is located in a semi-rural position in the Green Belt between Harrogate and Knaresborough. Its position is highly convenient for access to the A658 southern bypass which in turn leads directly to the commercial centres of Leeds, Bradford and York as well as Junction 47 of the A1 (A1M) which provides access to the national motorway network. There are a wide range of amenities nearby in both the historic town of Knaresborough and the spa town of Harrogate, both of which include reputable local schools and train stations providing regular services to the main line stations at Leeds and York. There is a regular bus service outside the house and it is approximately 5 minutes drive from Harrogate District Hospital and 20 minutes from Leeds Bradford Airport.



Bus
8 minute walk



Main Roads
A1M 5 miles



Train
Knaresborough 1 Miles
Harrogate 3.2 Miles



Airport
Leeds Bradford 14.2 Miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected.

Rating Authority
Harrogate Borough Council Tax Band F

Tenure
Freehold