



**2 Bedroomed Bungalow**

**£190,000**

**19 Forest Way**  
**Harrogate, HG2 7JT**



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An unusual opportunity for a buy-to-let investor to purchase a solid, mature bungalow in a popular area with the benefit of an owner who wishes to rent back the property on completion on a long-term agreement that will produce a gross yield of around 5%.

The retired owner wishes to release equity to allow him to spend time with family abroad, but has a strong attachment to his home and does not wish to move, at least not for a number of years. The owner is capable and willing to look after the gardens and basic maintenance at the property within the terms of the agreement.

This property represents a clear opportunity to create a stable long-term income, with minimal ongoing costs, and excellent potential for future return on investment.

#### Surroundings

Forest Way is in the popular Forest Lane area of Harrogate, close to open countryside at Forest Moor and to shopping and the railway station at Starbeck.

#### Services

The property is connected to mains water, electricity, gas and drainage. Broadband internet is available in the area with speeds of up to 152Mb.

#### Directions

From Harrogate town centre follow Station Parade to the traffic lights and turn left onto the A59 York Place heading for Knaresborough. Take the second exit at the 'Empress' roundabout and continue on the A59. On crossing the railway crossing at Starbeck take the second right turn at the Co-operative shop onto Forest Avenue. After the allotments take the first turning right onto Forest Rise, and at the T-junction turn left onto Forest Way. No 19 is on the right side where a member of our staff will be waiting.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: B

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