



91 Forest Lane, Harrogate, HG2 7EX

£390,000

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A beautifully presented three-bedroomed semi-detached property with a large garden in this most convenient location between Harrogate and Knaresborough.

The property has been updated to a high standard by the current owners and provides spacious accommodation over three levels. On the ground floor there is a sitting room with bay window together with a separate dining room with patio doors leading to the garden and a stylish modern kitchen with range cooker. On the upper two floors there are three very good sized bedrooms and a modern shower room.

A particular feature of this beautiful home is the large and attractive garden with extensive lawn, paved sitting area and substantial timber shed.

There is also a drive which provides off-road parking to the front.

The property is situated on this most convenient location on the outskirts of Harrogate, well served by the local amenities of Starbeck and is just a few minutes' drive from Knaresborough town centre.





GROUND FLOOR

ENTRANCE HALL

With a window to side and understairs cupboard.

SITTING ROOM

A spacious reception room with bay window. Sliding door leads to the dining room.

DINING ROOM

A further reception room with glazed doors leading to the garden. Open plan to the kitchen.

KITCHEN

A modern fitted kitchen with a range of stylish units with Belfast sink, range cooker and integrated appliances.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window to front.

BEDROOM 2

A further double bedroom with window to rear overlooking the garden.

SHOWER ROOM

A modern white suite comprising WC, basin set at top a vanity unit and large walk-in shower.

SECOND FLOOR

BEDROOM 3

A further double bedroom with skylight window and access to eaves storage. Fitted cupboard.

OUTSIDE

A particular feature of the property is the large and attractive rear garden with lawn, well-stocked borders and patio. There are also two timber garden sheds. To the front of the property, a gravelled driveway provides ample off-road parking.

Tenure - Freehold





Total Area: 95.1 m² ... 1023 ft²

All measurements are approximate and for display purposes only.

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