



91 Forest Lane, Harrogate, HG2 7EX

**£375,000**



## 91 Forest Lane, Harrogate, HG2 7EX

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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.

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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

**Council Tax Band** - C

**EPC** - C







Total Area: 95.1 m<sup>2</sup> ... 1023 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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