

91 FOREST LANE  
HARROGATE  
HG2 7EX



 NICHOLLS  
TYREMAN



## 91 FOREST LANE | HARROGATE | HG2 7EX

A beautifully presented and fully modernised semi-detached property, ideally located close to the Starbeck rail link, High Street shops and within a short distance of Harrogate town centre.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | Shower Room

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Driveway | Patio | Garden | Garden Shed | Gym

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Council Tax: C | Energy Rating: E | Tenure: Freehold

# £375,000





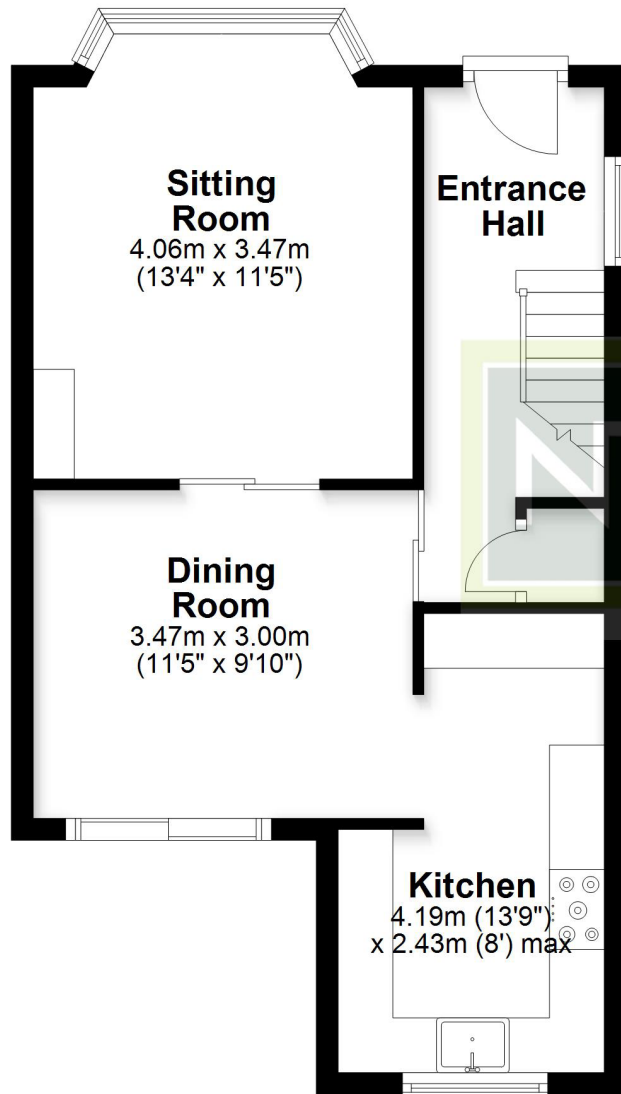
The property has been renovated throughout to a high standard and offers well-planned, beautifully appointed accommodation over three floors, complemented by an extensive rear garden.

The accommodation briefly comprises: a wide entrance hall with staircase to the first floor, living room with a corner wood-burning stove, a good-sized dining room with sliding patio doors and a beautifully appointed fully integrated kitchen. To the first floor are two double bedrooms and a fully tiled shower room. To the second floor, a loft conversion creating a third bedroom with some restricted head height.

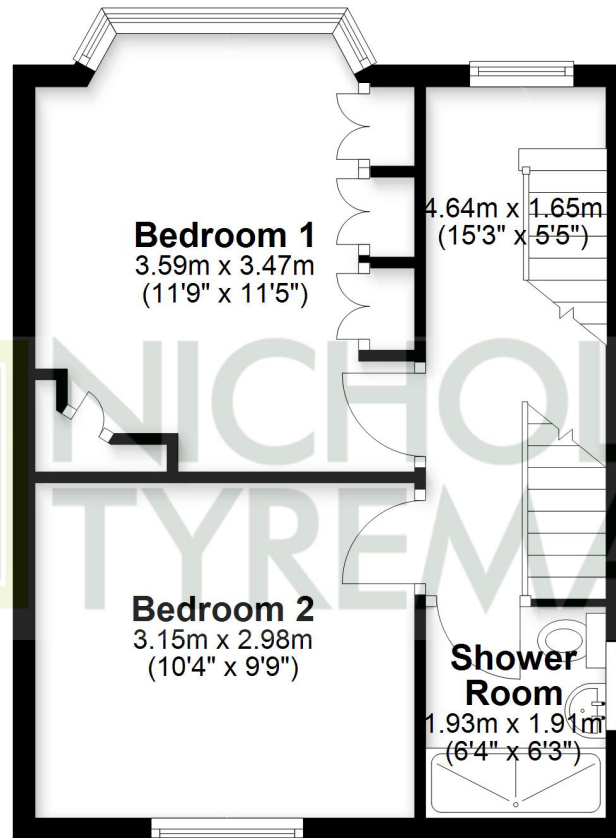
Outside, to the front of the property is a gravel forecourt driveway providing ample parking for up to four vehicles. To the rear is a good-sized garden with a flagged patio, timber boundary fencing, specimen plants and trees and an extensive lawn. There is a large garden shed currently used as a gym, along with a further shed and a gated area leading to a compost section.



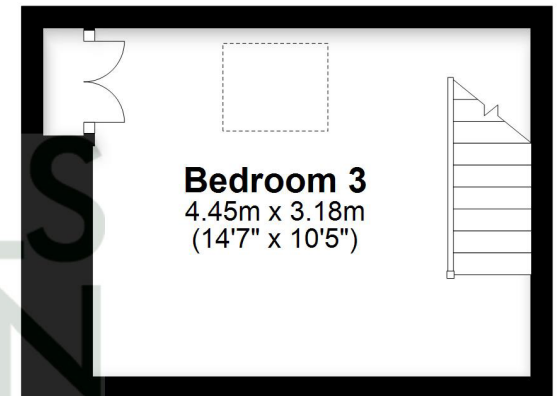
## Ground Floor



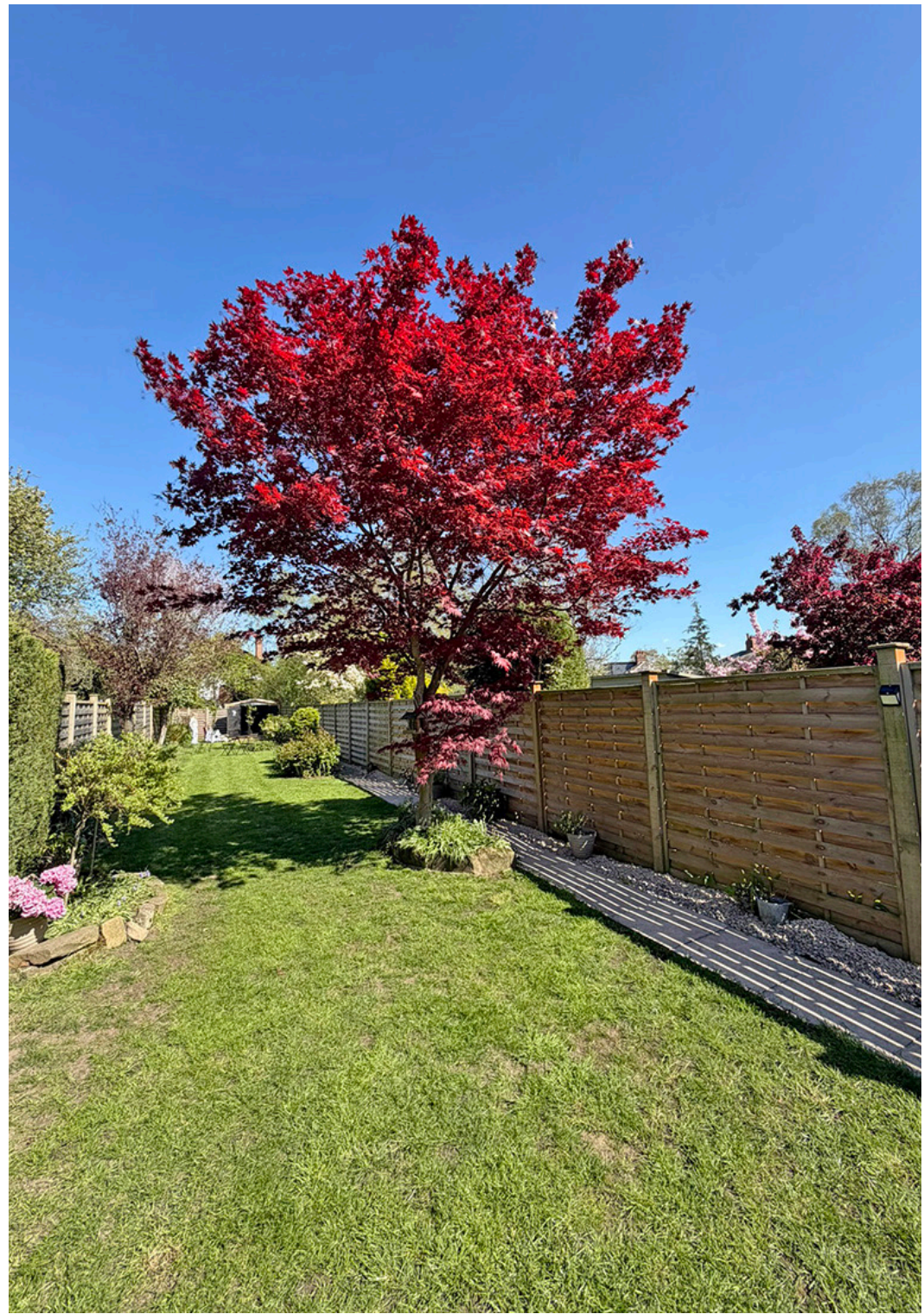
## First Floor



## Second Floor



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
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