

91 FOREST LANE
HARROGATE
HG2 7EX



NICHOLLS
TYREMAN



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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.

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | Shower Room

Driveway | Patio | Garden | Garden Shed | Gym

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

£375,000





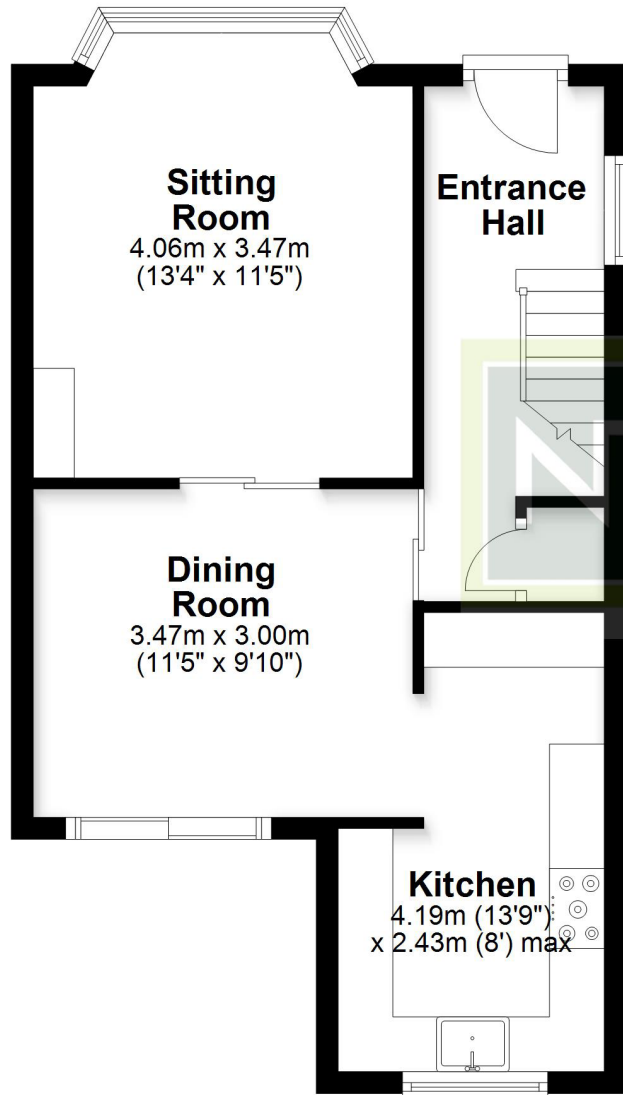
The property has been renovated throughout to a high standard and offers well-planned, beautifully appointed accommodation over three floors, complemented by an extensive rear garden.

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.

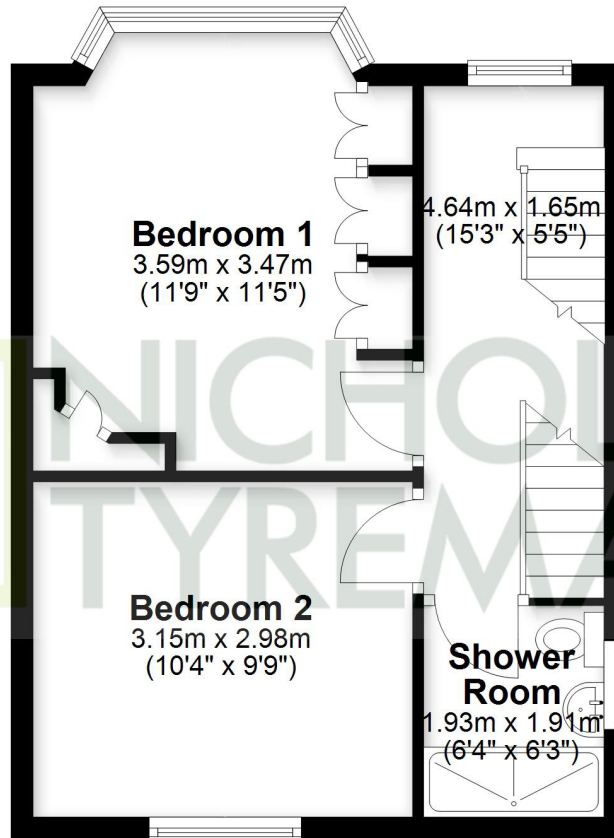
Outside, to the front of the property is a gravel forecourt driveway providing ample parking for up to four vehicles. To the rear is a good-sized garden with a flagged patio, timber boundary fencing, specimen plants and trees and an extensive lawn. There is a large garden shed currently used as a gym,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



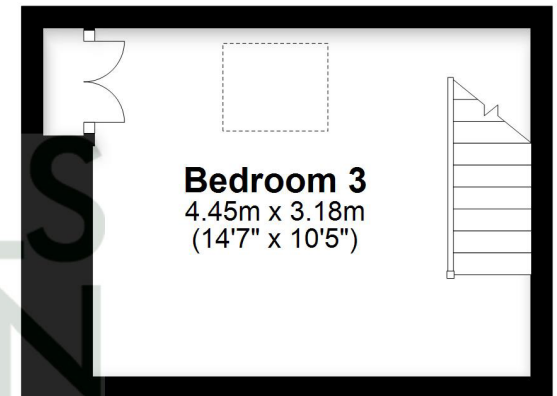
Ground Floor



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
Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.