



49 Forest Way, Harrogate, North Yorkshire, HG2 7JS

£300,000

Guide Price



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A very spacious and well-presented three-bedroom semi-detached house with extended living accommodation, large garden and garage, situated in this quiet and convenient location between Harrogate and Knaresborough.

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This excellent home provides generous and flexible accommodation with extended living space on the ground floor comprising large sitting room, dining room, conservatory and kitchen. Upstairs, there are three bedrooms and a modern shower room. A particular feature of the property is the very good-sized and attractive garden with lawn and patio. A drive provides parking and leads to a single garage.

Forest Way is a quiet cul-de-sac, situated in a convenient location just a short distance from a range of excellent local amenities in Starbeck, including railway station, and is also convenient for Harrogate and Knaresborough town centres and the A1(M).







## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with window to side with fitted shutters and stone fireplace with electric fire, fitted cabinets, and under-stairs cupboard. Glazed doors lead to the conservatory.

#### **DINING ROOM**

A further reception room with window to front with fitted shutters.

#### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

#### **KITCHEN**

With a range of wall and base units with gas hob, double oven and space for appliances. Window overlooking the garden and door to front.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms with fitted wardrobes.

### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail.



### **OUTSIDE**

A drive to the front of the property provides parking and leads to a single garage. To the rear of the property there is a large lawned garden with paved sitting area and planted borders, summerhouse and outside stores. Further lawned garden to the front.

**Tenure - Freehold**

**Council Tax Band - C**







Total Area: 108.1 m<sup>2</sup> ... 1164 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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