



VERITY  
FREARSON

46 FOREST LANE HEAD, HARROGATE, HG2 7TF

OFFERS OVER £600,000

# 46 FOREST LANE HEAD,

*Harrogate, HG2 7TF*

**A substantially extended five-bedroom semi-detached family home with large plot and detached garage, superbly situated in this convenient position close to Harrogate Golf Club.**

This substantially extended semi-detached property offers five bedrooms and occupies a generous plot with ample off-street parking and a large detached garage, providing exceptional space both internally and externally. The well-proportioned accommodation extends to nearly 2,300 approx sq ft, making it an ideal home for families seeking flexibility, space, and future potential.

Forest Lane Head is ideally located between Harrogate and Knaresborough, offering convenient access to local amenities, transport links, and highly regarded schools. The position combines everyday practicality with an attractive setting, with Harrogate Golf Club visible nearby, providing a pleasant outlook and a sense of open green space. The area is well placed for commuters while retaining a semi-rural feel, making it particularly appealing to families and professionals alike.



Kitchen/Breakfast Room · Sitting Room · Dining Room · Lounge · WC

5 Bedrooms · Bathroom

Off-Road Parking · Double Garage · Garden







## ACCOMMODATION

Internally, the ground floor features a generous 25ft lounge, an impressive main reception room offering excellent proportions and a welcoming atmosphere. Filled with natural light from multiple aspects, the lounge benefits from a characterful brick fireplace with wood-burning stove, creating a cosy focal point and providing ample space for a variety of seating arrangements, ideal for both family living and entertaining.

A separate sitting room provides an additional reception space, well suited as a snug, family room, or quiet retreat, and opens through to the formal dining room. The dining area enjoys excellent natural light and features bi-fold doors opening onto the rear garden, creating an ideal space for entertaining and indoor-outdoor living. The open connection between these rooms enhances flow and flexibility across the ground floor.

The heart of the home is the kitchen/ breakfast room, a well-proportioned and sociable space fitted with a comprehensive range of timber-fronted units and generous worktop space. There is ample room for a large dining table, making it ideal for everyday family living as well as entertaining. The kitchen benefits from good natural light, a range-style cooker, direct access to adjoining reception areas, and a convenient ground floor WC.

To the first floor, the property offers five well-proportioned bedrooms, providing flexible accommodation ideal for families, guests, or home working. The bedrooms are served by a modern house bathroom, fitted with a contemporary suite including a bath and separate walk-in shower. In addition, there is access to a large loft space via a pull-down loft ladder, offering excellent storage and further potential (subject to the usual consents).

# FLOOR PLAN



Total Area: 212.1 m<sup>2</sup> ... 2283 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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### Outside

Externally, the property occupies a generous plot, with a spacious rear garden providing an excellent degree of privacy and space for outdoor enjoyment. The garden is mainly laid to lawn with established planting and a paved seating area, ideal for entertaining and family use. A gravel driveway provides ample off-street parking and leads to a large detached garage, offering excellent storage or workshop potential.

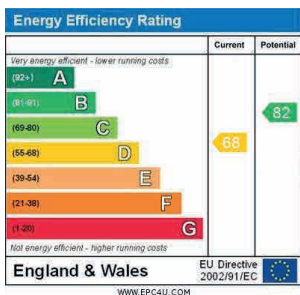
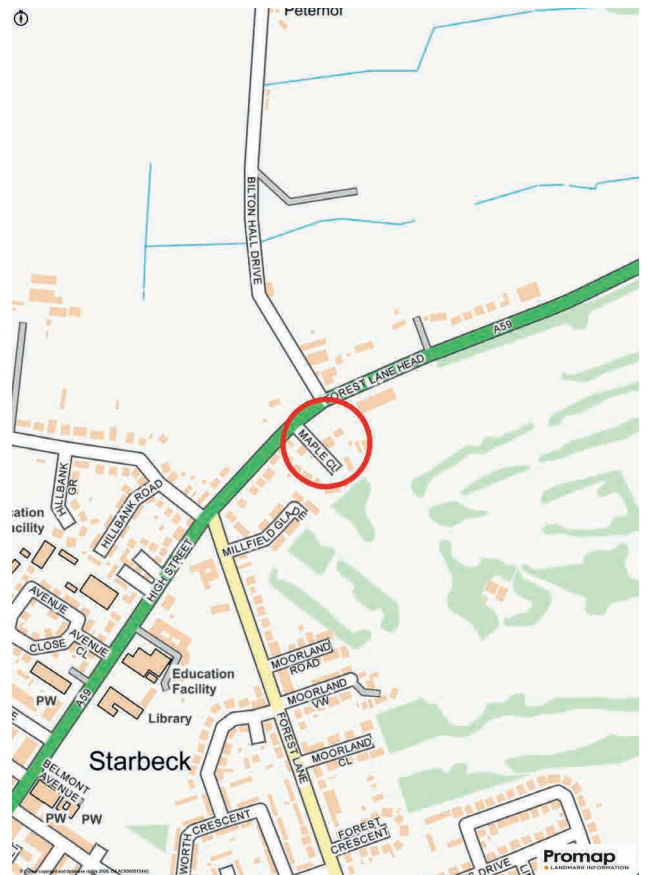
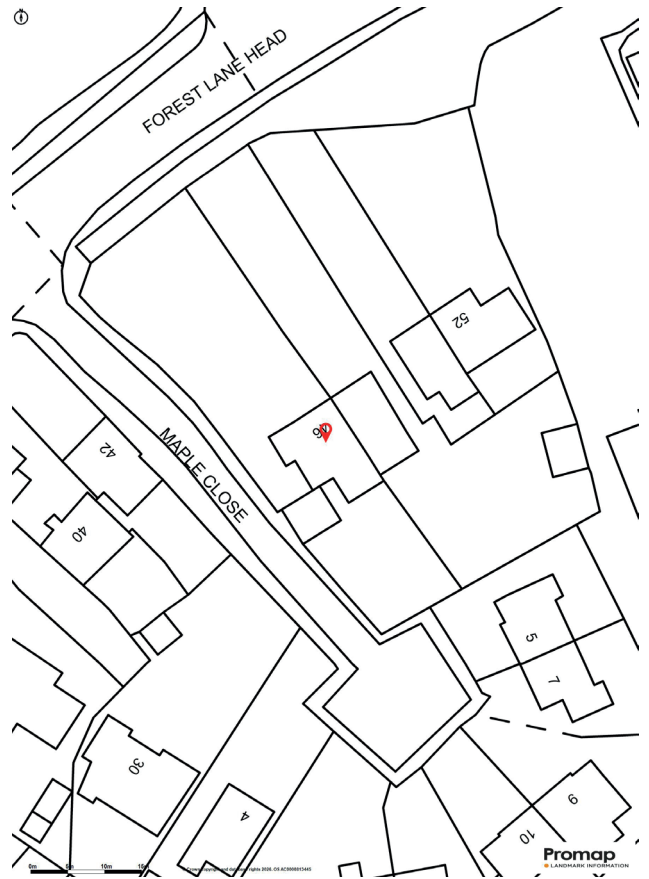
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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