



152 Knox Lane, Harrogate, North Yorkshire, HG1 3AS

£285,000

Guide Price

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A charming two-bedroom stone-built cottage enjoying an attractive position on the edge of the countryside, with enviable open views to the front.

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This superb property benefits from gas central heating, double glazing and is well presented throughout. A particular feature to the home is the delightful and good-sized rear patio garden.





## **GROUND FLOOR**

### **LOUNGE**

Window to front, log-burner and fitted shelving.

### **DINING KITCHEN**

Range of matching wall and base units, sink unit, Range cooker and window to rear.

### **REAR ENTRANCE HALL**

Door to rear garden.

### **BEDROOM 1**

Windows to front and built-in wardrobes.

### **BEDROOM 2**

Window to rear.

### **BATHROOM**

Stylish bathroom with white suite incorporating bath and shower over, low-flush WC, washbasin with vanity cupboard, modern tiling. Window to rear.

### **LOWER GROUND FLOOR**

Two useful cellar rooms providing excellent storage facilities.

### **OUTSIDE**

Private and attractive patio garden providing a superb seating and entertaining area. Electric car charging point.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 64.8 m<sup>2</sup> ... 697 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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