



72 Knox Lane, Harrogate, North Yorkshire, HG1 3DA

£435,000

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A spacious and very well-presented three / four-bedroom detached property with a large garden, garage and parking. The property enjoys an enviable position surrounded by attractive countryside and is just a few minutes' drive to Harrogate town centre.

This super property provides generous and flexible accommodation. On the ground floor there is a large open plan sitting and dining room together with a well-equipped kitchen, utility room and downstairs WC. Upstairs, there are three large double bedrooms including a particularly generous main bedroom with ensuite bathroom. There is also a fourth bedroom situated on the ground floor which could be used as a home office if required.

The property is situated in this attractive and convenient location, well served by local amenities, surrounded by attractive countryside and within a few minutes' drive of Harrogate town centre.





GROUND FLOOR

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas with glazed doors leading to the garden. Living-flame gas fire.

KITCHEN

With a range of wall and base units with gas hob, double oven, dishwasher, fridge and freezer.

STUDY / BEDROOM 4

A further room which could be used as a home office or fourth bedroom, if required.

UTILITY

Providing a useful additional storage space with plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are three large double bedrooms on the first floor including the main bedroom which is a particularly good size and has an ensuite bathroom.

EN-SUITE

With WC, basin and bath with Mira power shower above.

BATHROOM

With WC, basin set with a vanity unit and bath with Mira shower above.

LOFT

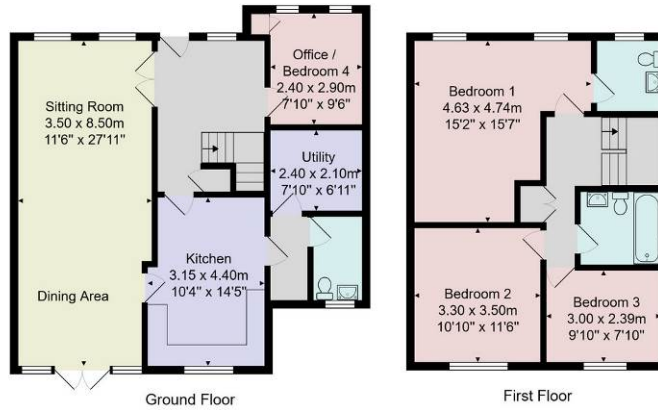
There is access to a loft via a pulldown ladder which provides an excellent storage space.

OUTSIDE

To the rear of the property there is a very good-sized garden with lawn and patio. There is a single garage situated at the rear of the property which has light and power and an electric door and parking space in front of the garage.

Tenure - Freehold

Council Tax Band - E



Total Area: 128.6 m² ... 1385 ft²
 All measurements are approximate and for display purposes only.
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