



19 Knox Drive, Harrogate, North Yorkshire, HG1 3JJ

£225,000

Guide Price

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A well-presented two-bedroom semi-detached bungalow with driveway, garage and garden, situated in this quiet and convenient location.

This excellent property has been very well maintained and offers well-presented accommodation comprising a sitting room, kitchen, two good-sized bedrooms and a modern shower room. There is a driveway which provides parking and leads to a garage, whilst to the rear there is an attractive lawned garden.

The property is situated in this quiet and most convenient location, well served by local amenities, just a short distance from Harrogate town centre and close to beautiful open countryside. Offered for sale with no onward chain.





RECEPTION HALL

With fitted cupboards.

SITTING ROOM

A spacious reception room with a large south facing window to the front.

KITCHEN

With a range of wall and base units and fitted cupboards. Space for appliances.

BEDROOM 1

A double bedroom with fitted cupboard.

BEDROOM 2

A further bedroom with window to rear overlooking the garden.

SHOWER ROOM

A white suite with WC, washbasin and shower.

LOFT

There is access to a large loft, which provides excellent storage space that has potential for future development, subject to obtaining the necessary consents.

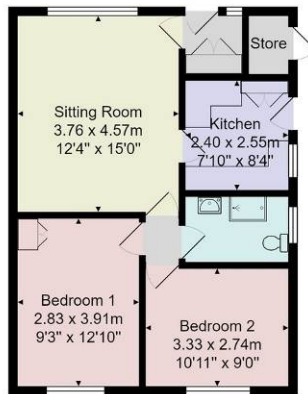
OUTSIDE

A drive, with car port, provides parking and leads to a garage, which has an inspection pit. To the rear there is an attractive garden with lawn, patio and greenhouse. A useful external store, with electricity, is at the side of the house.

Tenure - Freehold

Council Tax Band - C





Total Area: 54.6 m² ... 588 ft²

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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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