



41 Knox Lane, Harrogate, North Yorkshire, HG1 3AW

£270,000

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A well-presented three-bedroomed semi-detached house with extended living accommodation and gardens to front and rear.

This super house is situated in this very popular north Harrogate district, convenient for a range of local amenities including nearby shops, pub and schools, and within easy reach of Harrogate town centre with regular bus service, yet on the edge of beautiful open countryside.

The property has the advantage of uPVC double glazing and gas central heating with brand new boiler.





GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

SITTING ROOM

Window to front, central heating radiator and fireplace with inset electric fire.

Open plan to

DINING ROOM

With windows to rear and side, central heating radiator and under-stairs cupboard.

KITCHEN

With a range of modern wall and base units and work surfaces having inset stainless-steel sink and drainer. New appliances including an integrated fridge, freezer, washing machine and dishwasher. electric cooker.



FIRST FLOOR

LANDING

Window to side and access to roof void.

BEDROOM 1

Window to front, central heating radiator and fitted wardrobes.

BEDROOM 2

Window to rear and central heating radiator.

BEDROOM 3

Window to front, central heating radiator and built-in cupboard. Currently used as an office.



SHOWER ROOM

A modern white suite comprising low-flush WC, washbasin and large walk in shower. Window to rear and chrome heated towel rail.

LOFT

A pulldown ladder provides access to a boarded loft with light, providing excellent storage space.

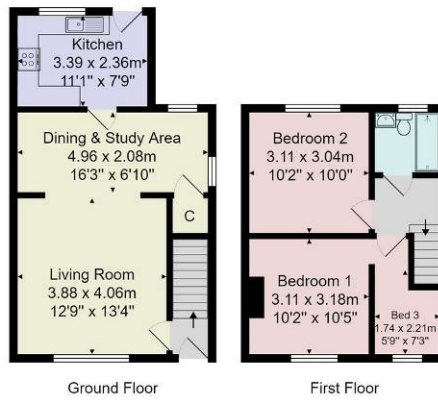
OUTSIDE

To the front of the property is an attractive lawned garden with established borders. Long driveway leads to SINGLE GARAGE (20' x 9'10) with door to front, personnel door to side, power and light and new roof. To the rear there is an enclosed, gravelled/paved courtyard garden enjoying a self facing aspect.

Tenure - Freehold

Council Tax Band - C





Total Area: 71.0 m² ... 764 ft²
 All measurements are approximate and for display purposes only.
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