



33 Knaresborough Road, Harrogate, North Yorkshire, HG2 7SR

£200,000

Offers Over

33 Knaresborough Road, Harrogate, North Yorkshire, HG2 7SR

A three-bedroom property with parking and garden in this convenient location well served by local amenities and close to the Stray.

This excellent property provides accommodation with a large sitting room and kitchen. Upstairs, there are three bedrooms and a bathroom. A drive to the front provides off-road parking, whilst to the rear there is a garden.

The property is situated in this very convenient location well served by local amenities along Knaresborough Road, close to the Stray, Harrogate District Hospital and Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with fireplace and living-flame gas fire.

KITCHEN

With a range of fitted units with gas hob and integrated oven and space for appliances.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above.

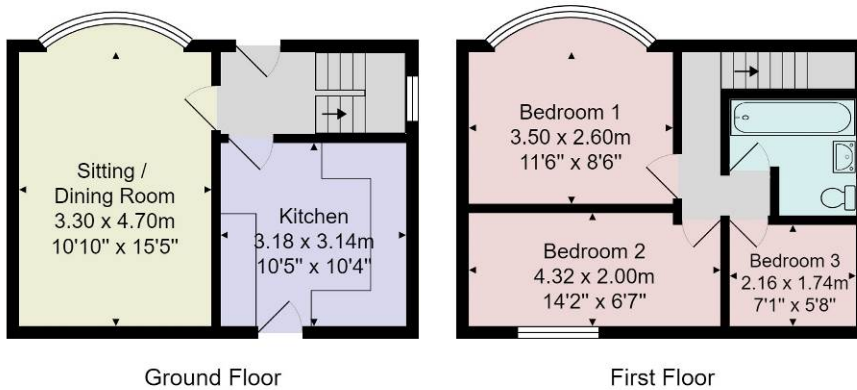
OUTSIDE

A drive provides parking at the front of the property. To the rear there is an enclosed garden.

Tenure - Freehold

Council Tax Band - B





Total Area: 64.2 m² ... 691 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		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			