



42 Knox Avenue, Harrogate, North Yorkshire, HG1 3JB

£375,000



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A spacious and well-presented four-bedroom detached property situated in this desirable location, which is convenient for town and close to open countryside.

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The well-presented home has new carpets and decoration throughout and provides generous and flexible accommodation, comprising two reception rooms, together with a well-equipped kitchen and cloakroom. Upstairs, there are four good-sized bedrooms and a bathroom. A drive provides parking and leads to an integral garage and there is an attractive and good-sized garden to the rear.

The property is situated in this desirable location, well served by local amenities, close to beautiful open countryside and just a short distance from Harrogate town centre.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with fireplace and electric fire. Doors lead to the dining room.

### **DINING ROOM**

A further reception room providing a dining area with glazed sliding doors leading to the garden.

### **KITCHEN**

With a range of fitted units with granite worktops. Space for appliances. Electric hob and integrated oven.



### **REAR PORCH**

Providing a further useful space with windows and glazed door overlooking the garden. Access to the integral garage.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are four good-sized bedrooms on the first floor. The main bedroom is of particularly generous proportions and has potential to create an en-suite, if required.



### **BATHROOM**

With WC, washbasin, bath and shower. Heated towel rail.

### **OUTSIDE**

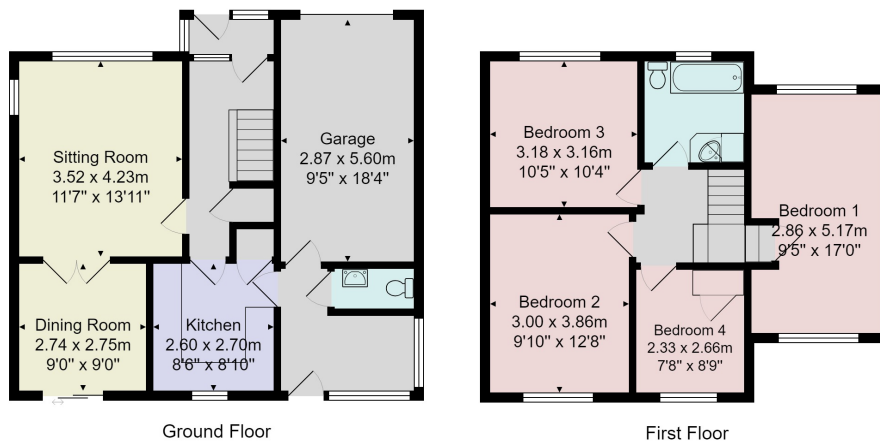
A driveway provides parking and leads to an integral garage with light and power. To the rear of the property, there is an attractive and good sized garden with lawn, planted borders and patio.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 120.3 m<sup>2</sup> ... 1295 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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