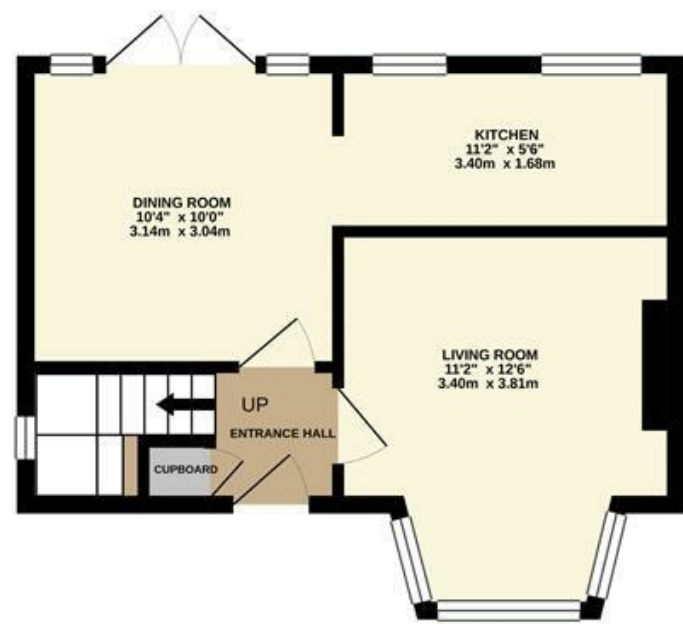
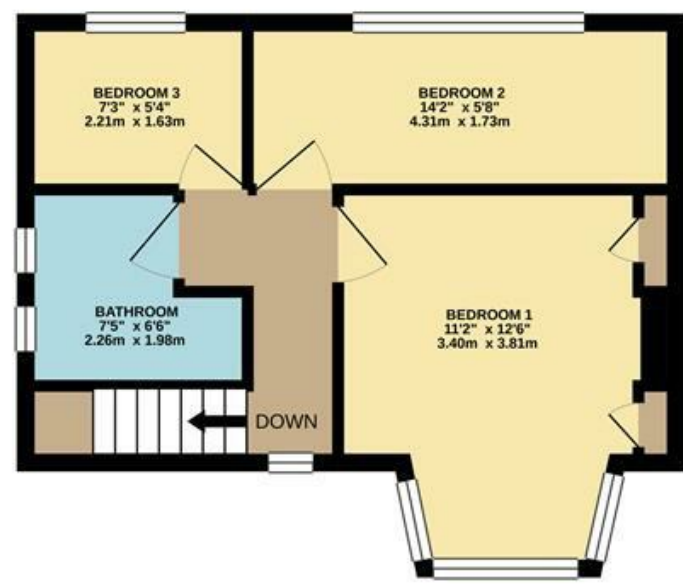


GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



**29 Knaresborough Road  
Harrogate**

**£210,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A brick built, semi detached property which has recently been improved, situated close to the Knaresborough Road shopping parades and within easy reach of the Harrogate town centre.

The property benefits from double glazing, central heating, garden room and enclosed gardens and comprises: Entrance hall with understairs storage cupboard and staircase to first floor, living room with bay window, dining room with double opening doors to the rear garden and fitted kitchen with integrated appliances. To the first floor are three bedrooms and a house bathroom.

To the front of the property are forecourt gardens with lawn, mature boundary hedging and side pathway leading to the rear.

To the rear of the property is an enclosed, lawned garden with flowering borders, timber boundary fencing and Garden Room with power and light.

**3 Bedrooms**  
**2 Reception Rooms**  
**1 Bathroom**  
**Recently Improved**

**DIRECTIONS - HG2 7SR**

From Harrogate take Station Parade and at the traffic lights turn left into York Place, in turn becoming Knaresborough Road (A59). Cross over the roundabout where number 29 is situated on the left hand side.

**COUNCIL TAX**

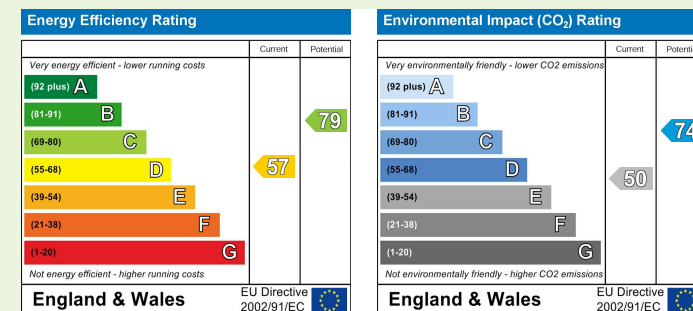
The property has been placed in band B.

**TENURE**

The tenure of the property is Freehold



**EPC RATING: E**



**APPROXIMATE DISTANCES**

Town Centre	0.9 miles
Railway Station	0.7 miles
Bus Route	60 metres
Airport	12.8 miles