



All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(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	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A59 towards Knaresborough crossing over the Empress roundabout onto Knaresborough Road where number 31 can be found on the left hand side.



31 Knaresborough Road, Harrogate

£210,000

MYRINGS

Harrogate's Leading Family Estate Agent



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



A traditional 3 bedroom bay fronted semi-detached house having been extended and re-modelled with the advantage of a ground floor utility and shower room, conveniently located close to all amenities.

Fronted by a gravelled parking space the accommodation opens to an entrance hall with useful storage cupboard. To the front elevation is a bay fronted sitting room arranged around a feature fireplace. To the rear is formal dining room which leads through an inner hall to the modern fitted kitchen with access door leading out to the enclosed garden presenting lawn and flagged patio seating area. There is a separate practical utility area which leads through to a shower room / guest w.c. To the first floor the central landing branches to a fully tiled house bathroom with over

bath shower and cupboard housing the combination boiler, and three well-proportioned bedrooms, two being excellent doubles both with built in storage.

The property is conveniently positioned within a mile of the town centre and a stone's throw from the 200 acre Stray parkland. Located to the East side of Harrogate in a popular residential district with nearby schools including Harrogate High School, the Harrogate Hospital and access down the Wetherby Road for the daily commuter travelling into Leeds. A handy parade of shops are two minutes away on the Knaresborough Road. Harrogate town centre offers a range of excellent shopping facilities together with a train station and regular bus networks into Leeds and York, and the nearby market town of Knaresborough.



Bus
1 minute walk



Main Roads
A1M 6.4 Miles



Train
Harrogate 1.2 Miles
Starbeck 0.7 Miles



Airport
Leeds Bradford 13.1 Miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band B

Tenure

Freehold