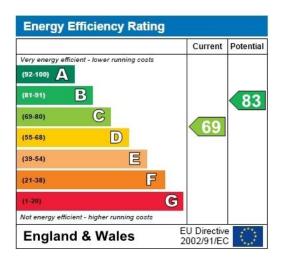


Total Area: 77.2 m² ... 831 ft² All measurements are approximate and for display purposes only.



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.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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31 Knaresborough Road, Harrogate £210,000





A traditional 3 bedroom bay fronted semidetached 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

All mains services are connected to the property.



AirportLeeds Bradford 13.1 Miles

Fixtures & fittings

Rating Authority

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

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Harrogate Borough Council Tax Band B

Tenure Freehold

Services