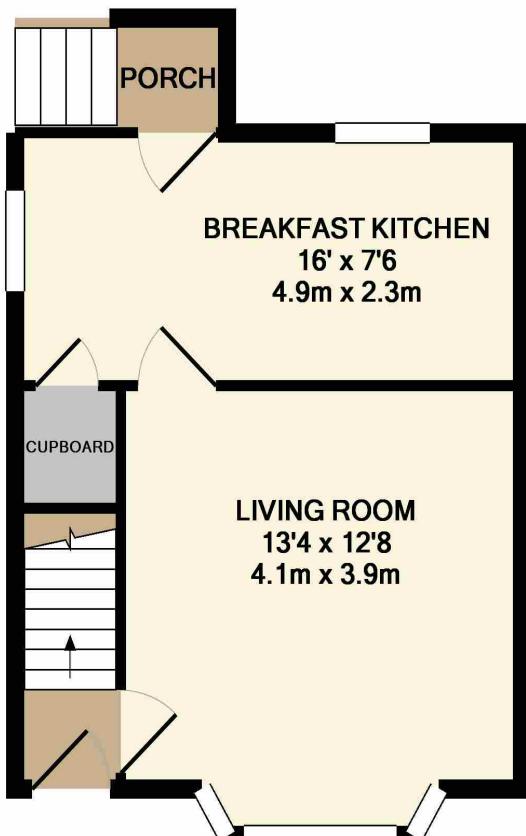
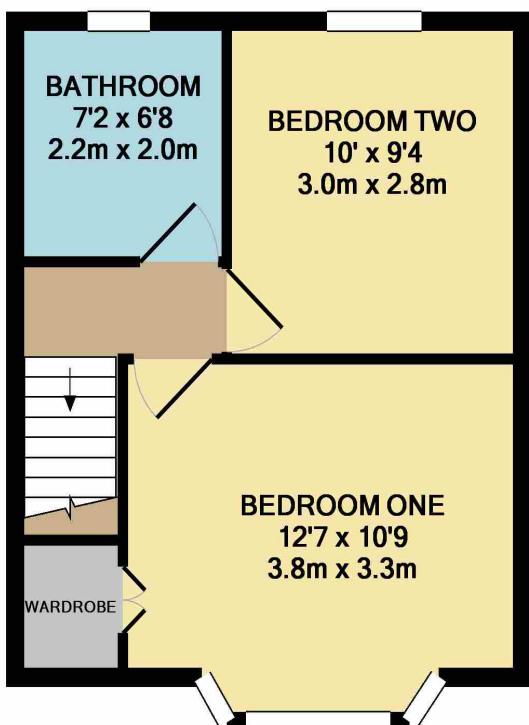




LOWER GROUND FLOOR ROOM  
APPROX. FLOOR  
AREA 124 SQ.FT.  
(11.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(32.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019

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.



**NICHOLLS  
TYREMAN**



**10 KNOX ROAD  
HARROGATE, HG1 3EF**

**£775 PCM**

## UNFURNISHED

A well presented, brick built, semi detached property situated in this quiet residential part of town, close to local shops and within easy reach of the Harrogate town centre.

The property has the benefit of double glazing, central heating and beautifully appointed kitchen and bathroom. There is also the added benefit of a large, lower ground floor store area with restricted head height.

The accommodation comprises: Entrance vestibule, large living room with bay window, breakfast kitchen with understairs storage cupboard, rear porch, two double bedrooms and bathroom. There are far reaching views from the rear bedroom.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Available From 6th December**

**£890 Returnable Bond**

**No Smokers/Pets**

**Council Tax: C - £1,670.33**

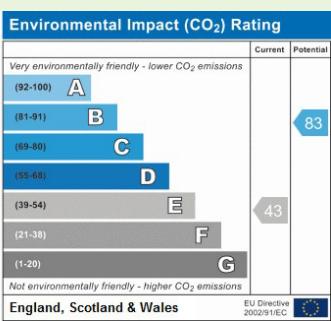
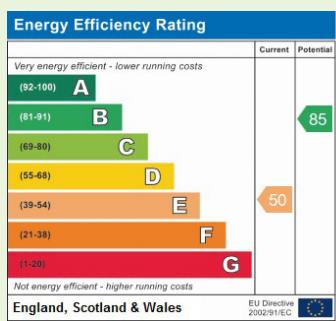
## DIRECTIONS - HG1 3EF

From Harrogate town centre take Parliament Street and at the traffic light junction turn right onto Kings Road. At the end of the road turn left at the traffic lights onto Skipton Road. Turn right onto Bilton Lane and left onto Crab Lane. Bear right onto Bachelor Gardens and turn left onto Knox Road.





## EPC RATING: E



## APPROXIMATE DISTANCES

Town Centre	1.8 miles
Railway Station	1.7 miles
Bus Route	150 metres
Airport	14.3 miles