

FOR SALE



Knapping Hill, Harrogate

MARTIN & CO



Knapping Hill, Harrogate

Three-bedroom, End Terrace

Asking Price Of £250,000

- Offered for sale with no chain
- Close to local amenities
- Convenient Location
- Open aspect to the rear
- Neutral decor throughout
- Tenure: Freehold
- Council Tax Band : C
- Estimated Rental income: £1,200 PCM

Knapping Hill is conveniently situated, within walking distance of Harrogate town centre. As well as an array of local amenities, Harrogate Leisure Centre, Coppice Valley Park and several local primary schools, making it an ideal location for young families.



Upon entering the property, via the spacious hallway, you will find the generously proportioned, dual aspect living and dining room. Which has a light and airy feel thanks to its neutral décor and large windows offering delightful views to the rear.

Leading through to the separate kitchen, which has been fitted with a range of timeless cream units, built in oven, four ring hob, integrated dish washer and space for fridge freezer. Useful under stairs storage and external door accessing the raised decking to the rear.

Heading upstairs you will find two well-proportioned double bedrooms. As well as a further single bedroom, ideal for younger members of the family or study.

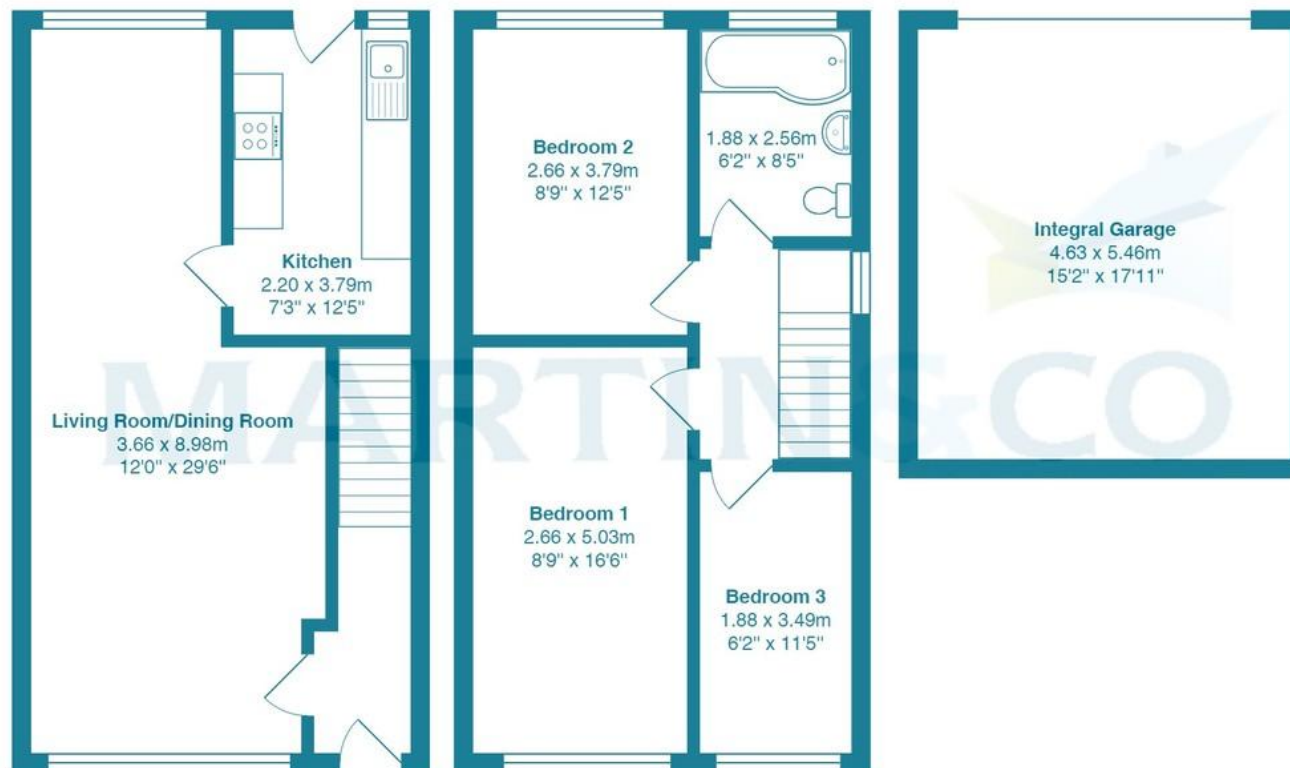
House bathroom with shower over bath, basin, WC and heated towel rail.

To the rear of the property the outside space is split level with a fantastic, raised decking area making the most of the views over the open green space and ideal for al fresco dining. As well as a second ground level deck, offering additional outdoor space.

The integral garage has been cleverly designed taking advantage of the properties position and offers both storage and the option for secure parking. Benefitting from lighting, electrical supply and housing the gas fired boiler.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		





Knapping Hill, Harrogate, HG1 2DN
 Total Area including Integral Garage: 109.4 m² ... 1177 ft²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

