



12 Knox Mill Lane, Killinghall, Harrogate, HG3 2AQ

£285,000

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A very well-presented two-bedroomed stone cottage situated in an idyllic position overlooking adjoining countryside and a beck which runs past the front of the cottage.

This peaceful location is ideal for those seeking peace and quiet but who wish to be within a few minutes' drive of Harrogate town centre. The accommodation comprises a good-sized living room with a wood-burning stove and picture window, a dining kitchen with glazed bi-folding doors leading to the garden, together with two bedrooms and a modern bathroom. There is a private and attractive rear garden providing an excellent outdoor sitting and entertaining space and a further paved sitting area to the front.

The property is located in an ideal cul-de-sac position overlooking beautiful open countryside, well served by the nearby local amenities in Killinghall yet is within a few minutes' drive of Harrogate town centre and close to a bus stop on Ripon Road.





GROUND FLOOR

LIVING ROOM

Large bay window to front with delightful views and wood-burning stove.

DINING KITCHEN

With range of wall and base units and work surfaces with Belfast sink. Four-ring gas hob with extractor hood above. Integrated electric double oven and space and plumbing for appliances. Dining area and glazed lightweight titanium bi-folding doors lead to the garden. Under-floor heating with timer.

FIRST FLOOR

LANDING

Access via a pull-down ladder to insulated and boarded roof void, ideal for additional storage.

BEDROOM 1

A double bedroom with window to front and fitted wardrobe. Loft storage space.

BEDROOM 2

A further bedroom with window to rear and central heating radiator.

BATHROOM

A modern white suite comprising low-flush WC, washbasin, and bath with shower above. Window to rear and heated towel rail.

OUTSIDE

Attractive paved sitting area to front with planted borders. There is a stone-flagged enclosed rear courtyard garden with raised borders and two garden sheds.

AGENT'S NOTES

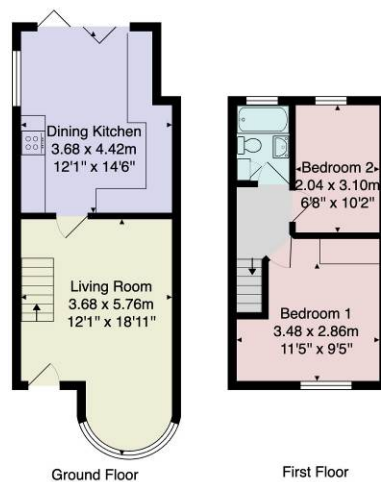
The rear extension roof and Velux have recently been updated.

Quickline installed superfast broadband connection.

Tenure - Freehold

Council Tax Band - C





Total Area: 62.0 m² ... 667 ft²

All measurements are approximate and for display purposes only.
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