



37 Knapping Hill, Harrogate, North Yorkshire, HG1 2DN

£235,000



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A two-bedroom semi-detached bungalow providing generous accommodation with a garage and attractive garden overlooking the adjoining school playing fields.

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The accommodation comprises a large reception room with feature fireplace, together with a kitchen with dining area, two good-sized bedrooms and a shower room. A driveway provides ample parking and there are attractive gardens to the front and rear.

Knapping Hill is a quiet residential street well served by excellent local amenities, close to the parade of shops along King's Road and just a short distance from Harrogate town centre.





## ENTRANCE HALL

## SITTING / DINING ROOM

A spacious reception room with sitting and dining areas, attractive feature fireplace and window to front.

## KITCHEN

With a range of fitted units, worktop and breakfast bar. Gas hob, integrated oven and space for appliances.

## BEDROOM 1

A large double bedroom.

## BEDROOM 2

A further good-sized bedroom with glazed patio doors leading to the garden.

## SHOWER ROOM

With WC, basin and shower.

## OUTSIDE

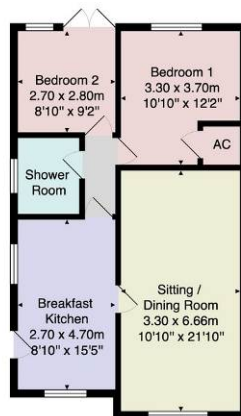
A drive provides ample parking and leads to a single garage. There are attractive gardens to the front and rear with lawn and well-stocked borders. The rear garden enjoys a delightful outlook over adjoining school playing fields.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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