



130 Knox Lane, Harrogate, North Yorkshire, HG1 3AS

Offers Over £300,000

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A beautifully presented two-bedroom stone-built cottage with attractive paved garden and super outlook over the surrounding countryside.

This attractive period cottage has been modernised to a high standard in recent years and now provides beautifully presented accommodation throughout whilst retaining the building's original character and charm. On the ground floor there is a sitting room and dining room together with a well-equipped kitchen. Upstairs, there are two double bedrooms and a luxury house bathroom.

The property has quality parquet and tiled flooring throughout and enjoys a delightful position, conveniently situated close to local amenities whilst enjoying an attractive outlook over the surrounding countryside.





GROUND FLOOR

ENTRANCE PORCH

With tiled flooring and windows. Leads to –

SITTING ROOM

A reception room with window to front and parquet flooring with attractive fireplace with multi-fuel stove.

DINING ROOM

Providing a dining area with tiled flooring and glazed door leading to the rear.

KITCHEN

With a range of wall and base units, gas hob, extractor hood above, integrated oven and integrated fridge / freezer. Space and plumbing for washing machine. Windows to side and rear. Tiled flooring.

FIRST FLOOR

LANDING

With access to the loft and a large storage cupboard.

BEDROOM 1

A double bedroom with window to front enjoying delightful views over the surrounding countryside. Parquet flooring and fitted wardrobes.

BEDROOM 2

A further double bedroom with parquet wood flooring and windows to side and rear.

BATHROOM

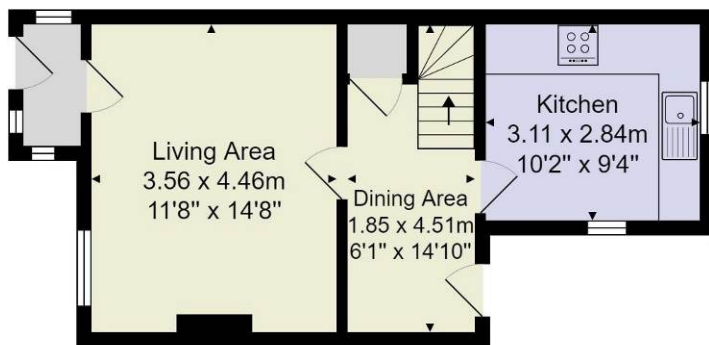
With WC, washbasin, and bath with shower above. Tiled walls and floor. Window to rear.

OUTSIDE

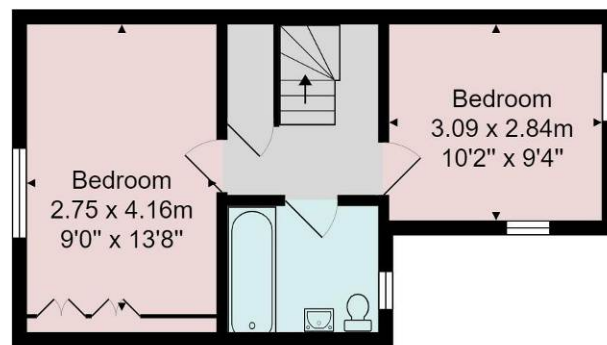
To the front of the property there is an attractive paved garden with well-stocked borders, enjoying a delightful outlook to the front over the surrounding countryside. To the rear of the property there is a further small paved courtyard garden.

Tenure - Freehold

Council Tax Band -



Ground Floor



First Floor

Total Area: 67.9 m² ... 730 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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