



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

**£279,950**



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A spacious three-bedroom semi-detached family home with off-street parking, garage and attractive gardens, situated in a popular residential location close to amenities and transport links.

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This well-presented three double-bedroomed semi-detached property offers generous accommodation ideal for both families and downsizers. Located in a highly sought-after area, the home is within easy reach of local shops, well-regarded schools, and excellent transport links into Harrogate town centre.

The property features a large through lounge and dining room, a well-appointed kitchen with integrated appliances, and three double bedrooms. Outside, there is off-street parking, a single garage with utility area, and a tiered rear garden with patio and raised terrace, perfect for outdoor entertaining. An early viewing is highly recommended.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via a uPVC double-glazed door. UPVC window to the front elevation. Stairs to the first floor. Doors lead to –

### **LOUNGE / DINING ROOM**

A spacious dual-aspect reception room with UPVC double-glazed windows to the front and rear elevations. Laminate flooring, radiator and TV point.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units and work surfaces over. Inset porcelain sink unit with mixer tap, integrated ceramic hob with extractor hood above, built-in oven and microwave, and integrated fridge, freezer, and dishwasher. Cupboard and under-stairs storage. UPVC double-glazed window to the rear and glazed door providing access to the side and garden. Internal door to the garage with utility area.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with uPVC double-glazed window to the front elevation. Radiator.

### **BEDROOM 2**

A double bedroom with uPVC double-glazed window to the rear elevation. Radiator.

### **BEDROOM 3**

A further double bedroom with uPVC double-glazed window to the rear elevation. Radiator.

### **BATHROOM**

White suite comprising panelled bath with shower over and glazed screen, pedestal washbasin, low-level WC, tiled walls, chrome heated towel rail, extractor fan, and built-in storage cupboard. uPVC double-glazed window to side elevation.

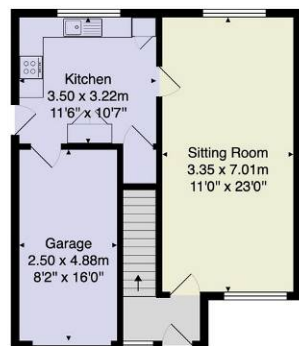
### **OUTSIDE**

A driveway provides off-street parking to the front of the single garage, single garage, housing the boiler, with grassed area and planted borders. Side access leads to the tiered rear garden, which includes a patio area, rockery, flower beds, and a raised flagged terrace, ideal for outdoor seating and entertaining.

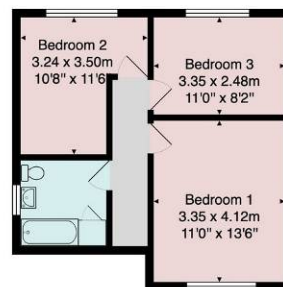
**Tenure - Freehold**

**Council Tax Band - C**





Ground Floor



First Floor

Total Area: 97.4 m<sup>2</sup> ... 1049 ft<sup>2</sup>

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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