



## Knox Drive, Harrogate, Yorkshire, HG1 3JJ

- SPACIOUS & WELL PRESENTED SEMI-DETACHED HOME
- Two generous reception rooms
- Shower room
- Popular location to the north of Harrogate
- Council Tax Band C
- Ample off road parking & detached garage
- Enclosed low maintenance rear garden
- Recently extended to the rear
- Early viewing recommended

**Price Guide £280,000**



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## DESCRIPTION

A spacious and well presented two bedroom, two reception room semi detached bungalow, offering generous living space throughout, in a highly sought after location to the north of Harrogate, with amenities close by.

With gas central heating and extensive UPVC double glazing, the well presented accommodation comprises: Entrance hallway, dining room with double doors opening a lounge with a sliding door opening to the garden, kitchen, two bedrooms and a shower room.

To the outside, there is ample off road parking to the front of the property. Double gates lead along the side of the property to a detached garage with front and side doors with power and light laid on. The low maintenance rear garden has a flower bed and fencing to perimeters.

Early viewing highly recommended.

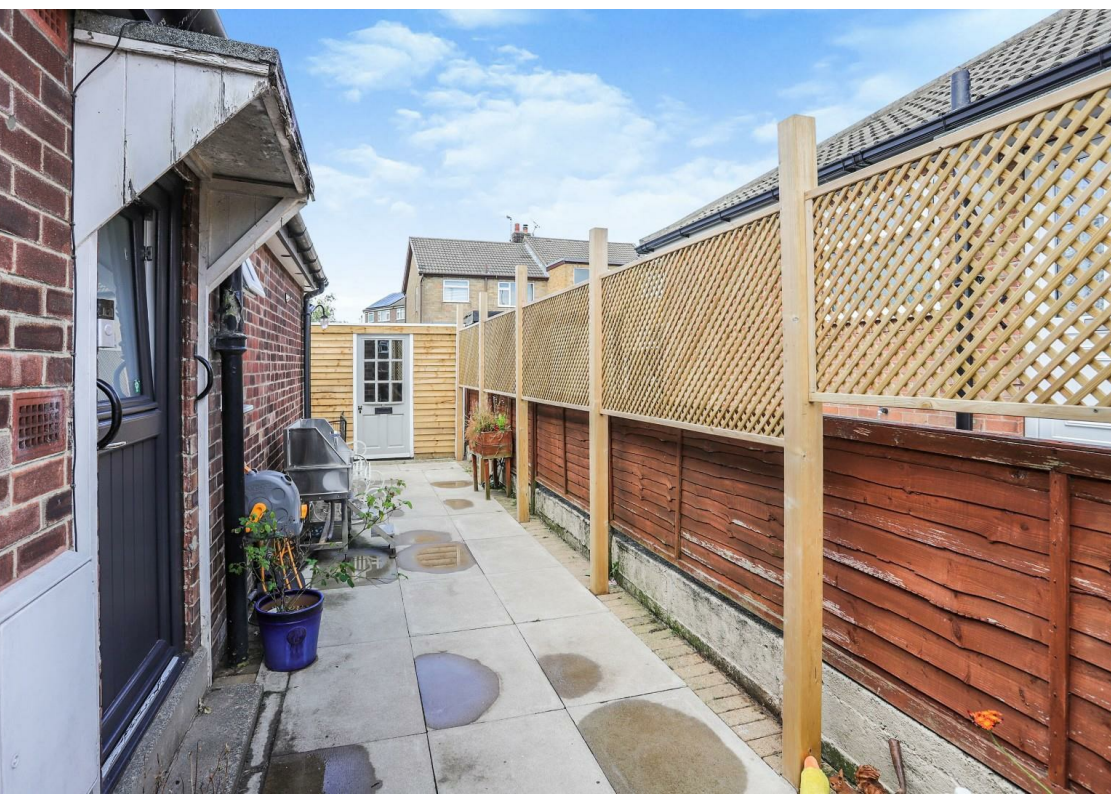
### EPC

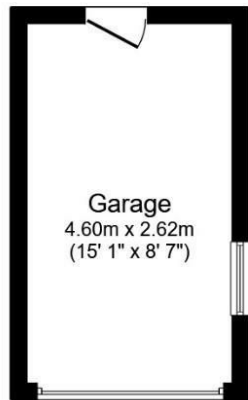
The property produces 2.8 tonnes of CO2  
Energy rated D

Material Information - Harrogate  
Tenure Type: Freehold

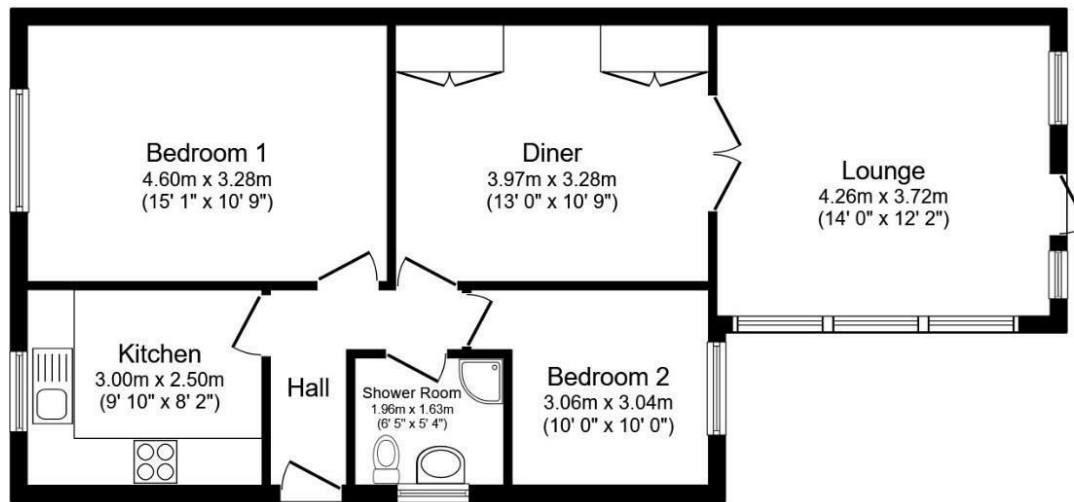
Council Tax Banding: C







**Garage**



**Floor Plan**

Total floor area 79.4 m<sup>2</sup> (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

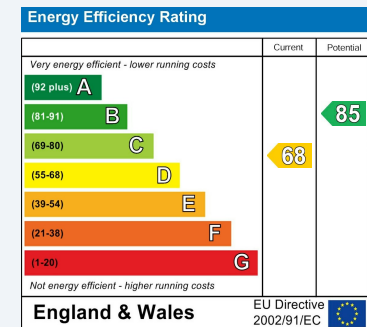
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

