



9 Knox Gardens, Harrogate

£450,000 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three/four-bedroom detached bungalow occupying a delightful plot, with an integral double garage and attractive gardens. Set in a desirable end-of-cul-de-sac position, the property enjoys far-reaching views. No onward chain.

Having been a much-loved home since built 28 years ago, the property offers generous and flexible accommodation, together with established gardens and excellent potential for a purchaser to update and personalise to their own tastes and requirements.

Externally, the property occupies a generous and beautifully established plot. To the front, landscaped gardens and a block-paved driveway provide parking for several vehicles and lead to the very large integral double garage..

The rear gardens provide a wonderful variety of mature planting, specimen trees, flowering borders and landscaped seating areas. Stone pathways and terraced sections create interest throughout the garden, while a selection of established fruit trees and well-stocked borders contribute to the garden's charm and year-round appeal. The elevated position allows for attractive views beyond the immediate surroundings, whilst mature boundaries provide a good degree of privacy and seclusion.

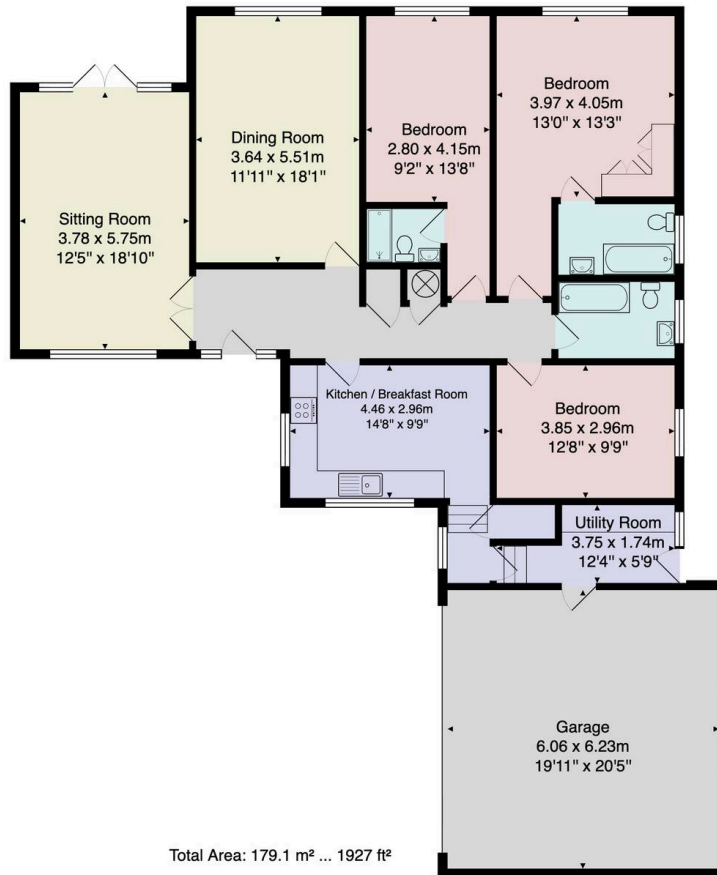
Offering spacious and flexible accommodation, delightful gardens, attractive views and a highly sought-after cul-de-sac position, this is a rare opportunity to acquire a substantial detached bungalow that has been cherished and exceptionally well cared for over many years.

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: C



The accommodation is approached via a welcoming entrance hall which leads to the principal living areas. The spacious lounge is a particularly attractive reception room, enjoying an abundance of natural light from its dual-aspect windows and benefitting from a contemporary living-flame gas fire. Double doors open directly onto the enclosed rear garden, creating an excellent connection between the indoor and outdoor living spaces and providing an ideal setting for both everyday living and entertaining. The lounge benefits from the extensive views to the Hambleton Hills. The dining kitchen is fitted with a range of wall and base units with complementary work surfaces and provides ample space for a dining table and chairs. Large windows enjoy pleasant views, while the adjoining utility room offers additional storage and work surface space, plumbing for laundry appliances, side access to the garden and an internal door leading directly into the integral double garage. The bedroom accommodation comprises a generous principal bedroom with fitted wardrobes and a private en-suite bathroom, a second double bedroom with en-suite shower room, and a further well-proportioned double bedroom enjoying a pleasant garden outlook. The house bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low-flush WC. A particular feature of the property is the additional reception room, currently used as a formal dining room. Given its generous proportions, this versatile space could readily be utilised as a fourth bedroom, guest room, home office or hobby room, offering excellent flexibility for changing lifestyle requirements.





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