

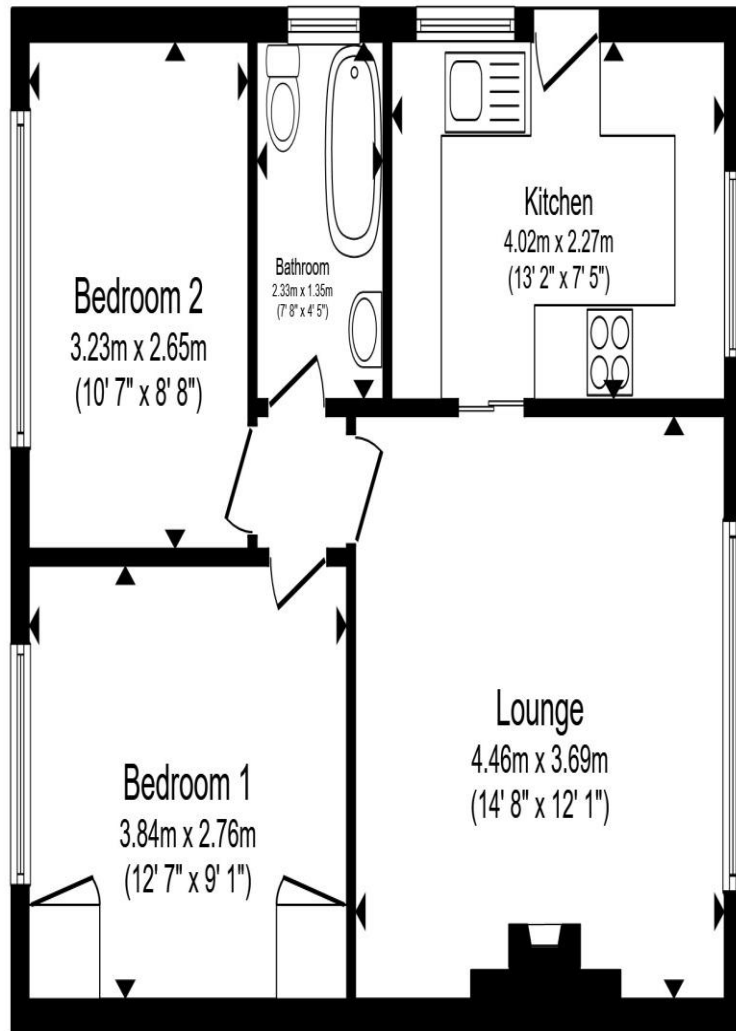


**Knox Close, Harrogate HG1 3EG**

**welcome to**  
**Knox Close, Harrogate**

A beautifully presented two-bedroom semi-detached bungalow, situated in a highly sought-after location. This exceptional turnkey property has been modernised to a high standard by the current owner





**Kitchen**

**Lounge**

**Inner Hall**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Exterior**

**Additional Information**

Total floor area 51.2 m<sup>2</sup> (551 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.propertybox.io](http://www.propertybox.io)



welcome to

## Knox Close, Harrogate

- Two Bedroom Semi Detached Bungalow
- Fully renovated throughout to a high standard
- Re-wired throughout and new consumer unit
- New internal doors and carpets throughout
- New central heating system, boiler and radiators.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £275,000



**view this property online** [williambrown.co.uk/Property/HRG107356](http://williambrown.co.uk/Property/HRG107356)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HRG107356 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williambrown.co.uk](mailto:harrogate@williambrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



[williambrown.co.uk](http://williambrown.co.uk)