



11 Knox Lane, Harrogate

£280,000



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#DARINGTOBEDIFFERENT



A well-presented three-bedroom semi-detached home occupying an elevated position on the sought-after north side of Harrogate, enjoying attractive frontage, generous parking and a sizeable garage, all within easy reach of local amenities, well-regarded schools and the town centre, whilst bordering open countryside.

The property is approached via a driveway providing off-street parking and leading to a good-sized integral garage, ideal for storage or workshop space. A neatly maintained, tiered front garden with lawn and established hedging enhances the home's kerb appeal, with steps rising to the entrance.

The property is situated in a popular location convenient for local amenities and within easy reach of the town centre, yet on the edge of attractive open countryside. A superb opportunity to acquire a well-balanced family home in a consistently popular residential location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



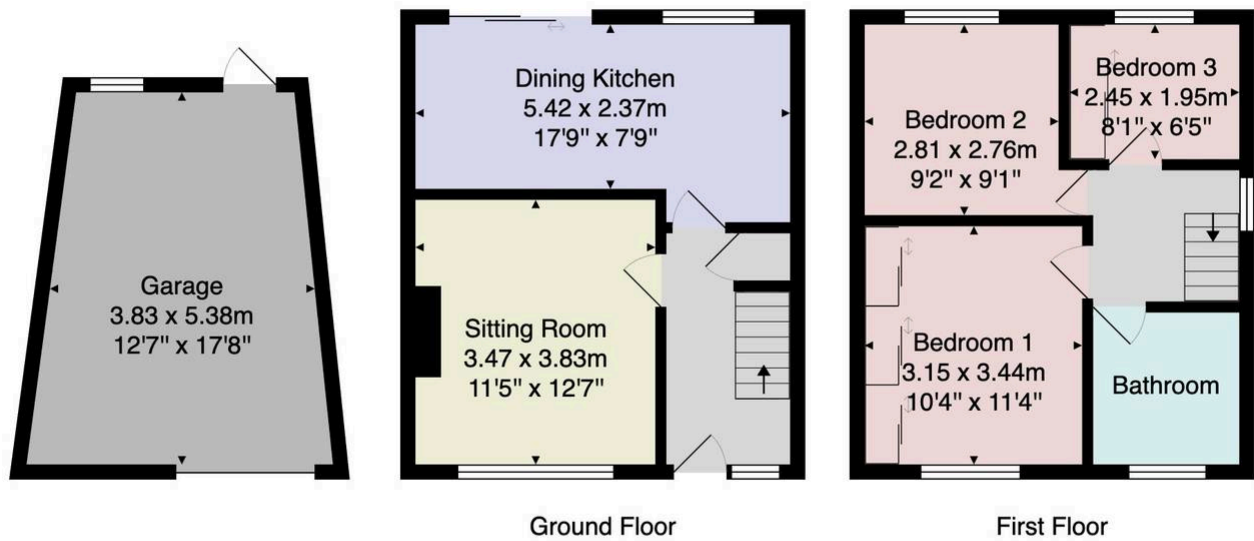
The accommodation opens into a welcoming entrance hall which leads through to a bright and comfortable sitting room. A large front-facing window allows for excellent natural light and provides an elevated outlook, while a traditional fireplace creates an attractive focal point.

To the rear, the open-plan dining kitchen offers a practical and sociable layout, fitted with a range of cream wall and base units complemented by contrasting worktops and tiled splashbacks. There is ample space for appliances along with generous preparation and storage areas. The dining space comfortably accommodates a table and chairs. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are three well-proportioned bedrooms. The main bedroom is a generous double featuring extensive mirrored fitted wardrobes. The second bedroom is also a comfortable double overlooking the rear garden, while the third bedroom is ideal as a single bedroom, nursery or home office and benefits from built-in storage. The house bathroom is well-appointed with a panelled bath, separate shower cubicle, pedestal wash basin and WC, with natural light provided by a window.

Externally, the property occupies a well-maintained plot. To the front, a neatly lawned garden with established hedging enhances the home's kerb appeal, while a driveway provides off-street parking and leads to a good-sized integral garage offering excellent storage or potential workshop space.





Total Area: 68.9 m² ... 742 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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