



**13 Knox Way, Harrogate**

**£275,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



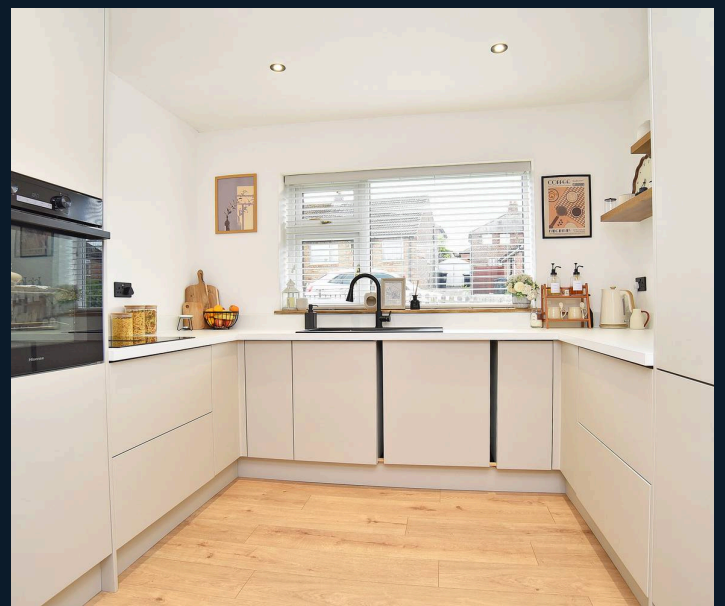
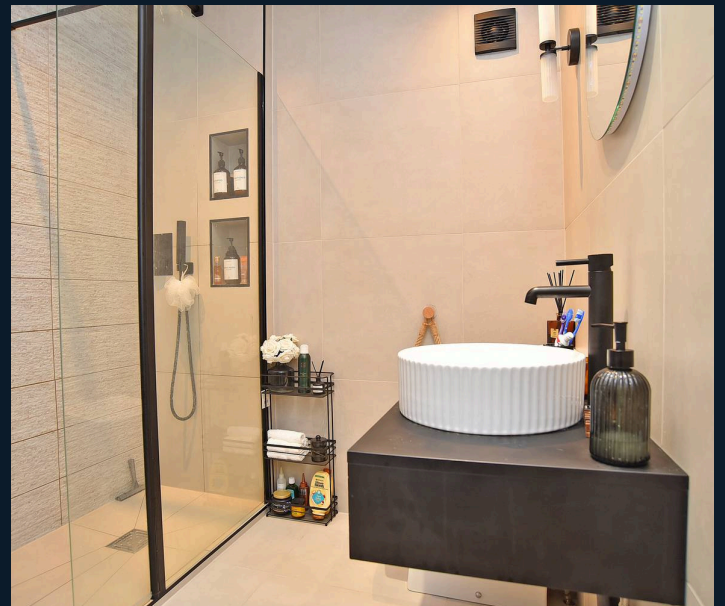
A beautifully presented and recently renovated two-bedroom semi-detached bungalow, occupying a quiet and convenient position in a well-established residential area. Offering stylish, move-in-ready accommodation throughout, this attractive home benefits from a driveway, detached garage, enclosed garden and contemporary fittings, all within easy reach of local amenities, transport links, Harrogate town centre and surrounding countryside.

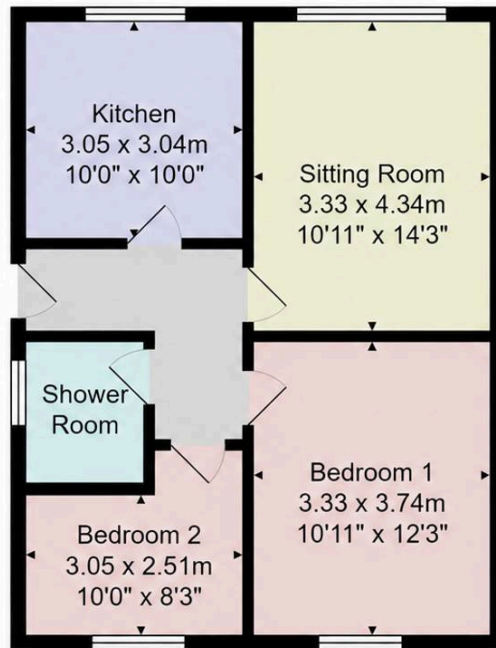
The property has been thoughtfully modernised to an exceptional standard and now offers bright, spacious and versatile accommodation ideally suited to a wide range of buyers, including downsizers, professionals and those seeking single-level living.



The accommodation opens into a welcoming central hallway, finished with attractive wood-effect flooring and contemporary décor, providing access to all principal rooms. The stylish refitted kitchen features a range of sleek modern wall and base units with complementary work surfaces, integrated oven and induction hob, contemporary black fittings and a large front-facing window providing excellent natural light. The impressive sitting room is a particular feature of the property, offering a beautifully presented living space centred around a bespoke media wall incorporating illuminated display shelving, fitted storage cupboards, recessed television space and a contemporary electric fireplace. A large window floods the room with natural light, creating a bright and inviting atmosphere. The principal bedroom is a generous double room with fitted wardrobes providing excellent storage, whilst the second bedroom is currently used as a nursery and offers superb flexibility. Benefiting from French doors opening directly onto the rear garden, it would equally make an ideal dining room, garden room, home office or additional reception room. The accommodation is completed by a stunning contemporary shower room, fitted with a large walk-in shower, stylish vanity unit with countertop basin, quality tiling and modern matt black fittings.

Outside, the property enjoys attractive gardens to both front and rear. To the front is a neatly maintained lawn with driveway providing off-street parking and access to the detached garage. The enclosed rear garden is predominantly laid to lawn with established planting and a paved seating area, creating an ideal space for relaxing and entertaining. The detached garage provides excellent storage and further practical space.





Total Area: 56.4 m<sup>2</sup> ... 607 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

