



**27 Knox Avenue, Harrogate**

**£225,000**



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**#DARINGTOBEDIFFERENT**



A two-bedroom townhouse now requiring modernisation, situated in this popular residential location in north Harrogate and offered for sale with no onward chain. Externally the property benefits from off-street parking to the front and a good-sized enclosed rear garden, mainly laid to lawn with fenced boundaries and offering excellent potential for landscaping or improvement.

Knox Avenue is a convenient and sought-after location, well placed for local amenities and within easy reach of Harrogate town centre.

Council Tax band: B

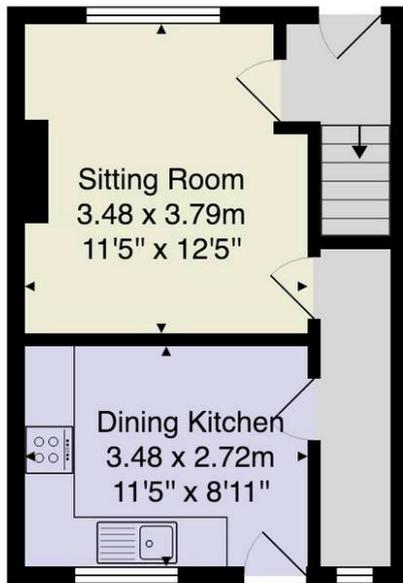
Tenure: Freehold



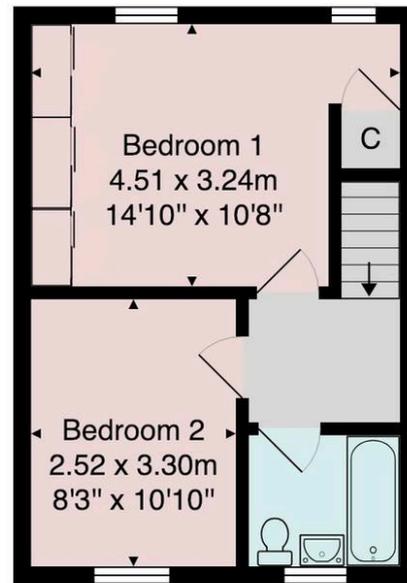
The accommodation comprises a sitting room with feature fireplace and built-in alcove shelving, providing a comfortable reception space with a large window allowing good natural light. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, extractor hood and built-in double oven, with space for further appliances and a door providing access to the rear garden. There is a useful storage cupboard.

To the first floor are two well-proportioned double bedrooms, including a spacious principal bedroom with fitted sliding mirrored wardrobes, together with a house bathroom fitted with a bath, wash basin and WC.





Ground Floor



First Floor

Total Area: 60.6 m<sup>2</sup> ... 652 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.

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