



13 Knox Lane, Harrogate

£315,000 Guide Price



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A beautifully presented three bedroom semi-detached family home, occupying a desirable position within easy reach of Harrogate town centre and close to beautiful open countryside. The property offers spacious and well-appointed accommodation together with a generous front garden, driveway, integral garage and a particularly attractive private rear garden.

Combining a convenient location with excellent outside space, this appealing home is ideally suited to family living and is well placed for local amenities, schools, transport links and countryside walks.

OUTSIDE

The property is approached through a particularly generous front garden, with a driveway providing off-road parking and leading to the integral garage.

To the rear is an attractive and private enclosed garden comprising a lawn, well-stocked planted borders and a decked seating area, providing an excellent outdoor space for relaxing, dining and entertaining.

There is also a timber garden shed providing useful additional storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR An entrance porch opens into a spacious and welcoming reception hall with useful understairs storage.

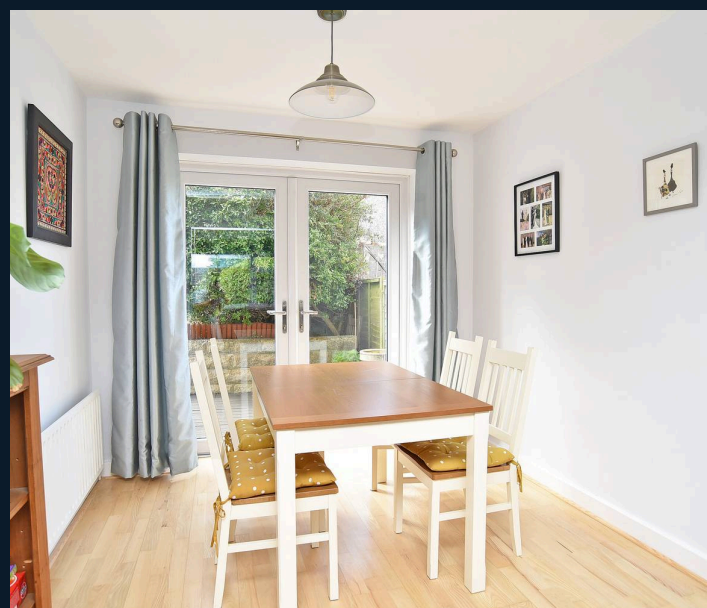
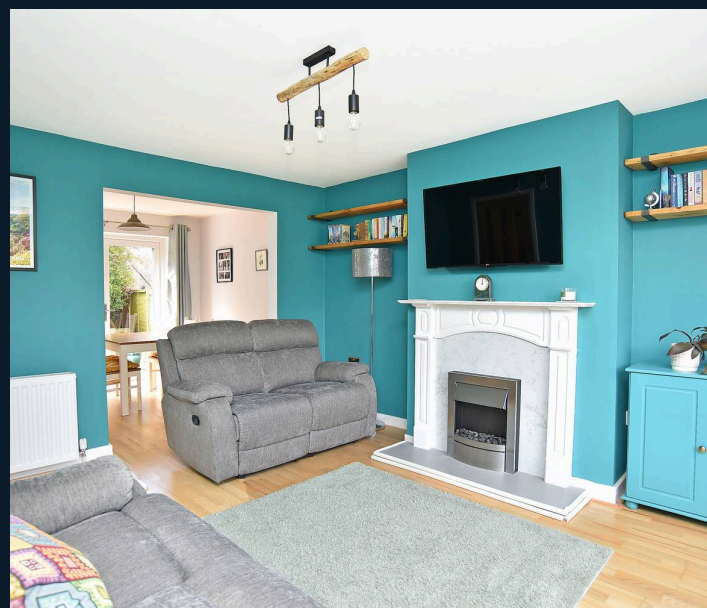
The sitting room is a generous reception room with a window overlooking the front garden and an attractive fireplace incorporating an electric fire.

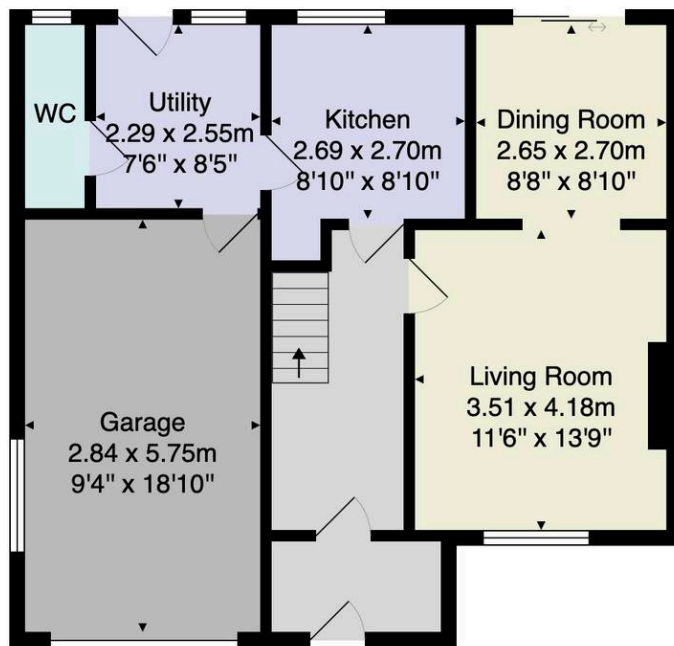
There is a separate dining room with ample space for a dining table and glazed doors opening directly onto the rear garden, creating a pleasant connection between the house and outside space.

The kitchen is fitted with a modern range of wall and base units and provides space for a selection of appliances. A window overlooks the rear garden. Adjoining the kitchen is a useful utility room with fitted units and work surfaces, together with space and plumbing for additional appliances. The utility room also provides internal access to the garage. There is also a downstairs cloakroom fitted with a WC and washbasin.

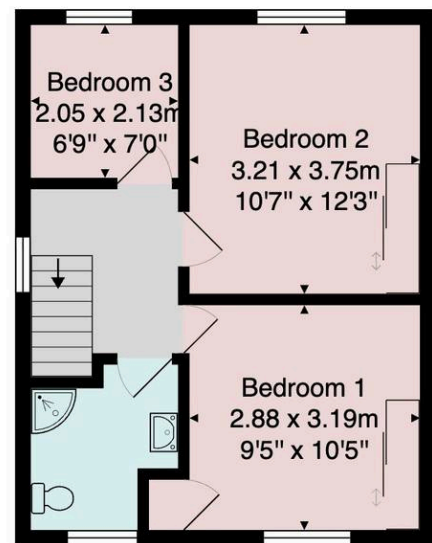
FIRST FLOOR There are three good sized bedrooms on the first floor. Two are generous double rooms and benefit from fitted wardrobes. The accommodation is completed by a contemporary shower room fitted with a modern white suite comprising a WC, washbasin and shower.

LOFT A pull-down ladder provides access to a partially boarded loft, offering excellent additional storage space.





Ground Floor



First Floor

Total Area: 109.4 m² ... 1178 ft²

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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