

TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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41 Knox Lane
Harrogate

£279,950

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Situated on a popular street on the outskirts of Harrogate sits this fantastic three bedroom semi-detached home offering spacious accommodation, modern fixtures and fittings and a lovely paved rear garden. The property is offered with gas fired central heating, double glazing and is neutrally decorated throughout.

This home briefly comprises; entrance hall with stairs leading to the first floor, spacious open plan living/dining room with useful area for a desk, under stairs storage and fireplace. The kitchen is at the rear and is a modern style fitted kitchen with built in appliances.

To the first floor the property offers a flexible layout with three bedrooms, two double bedrooms and a further small single room which currently is being used as a dressing room to bedroom one and has a built in storage cupboard and finally a shower room with large modern walk in shower and a boarded and insulated loft which is accessed via a ladder.

Externally the property is offered with a driveway for multiple cars, single garage, lawned front garden and enclosed paved rear garden.

3 Bedrooms

2 Reception Rooms

1 Bathroom

Garage and gardens

DIRECTIONS - HG1 3AW

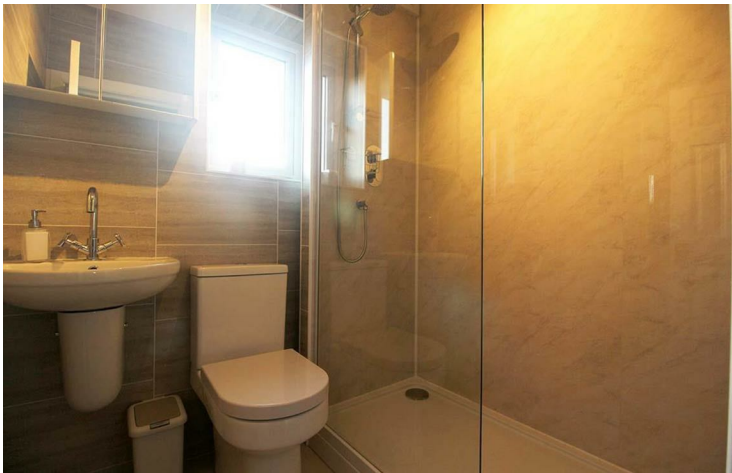
From Harrogate take the Skipton Road and at the traffic lights turn right into Bilton Lane. Turn left into Crab Lane where Knox Lane is a turning on the left hand side. Knox Lane is within easy reach of the A61 and the A59 and is close to shops, schools and a public house.

COUNCIL TAX

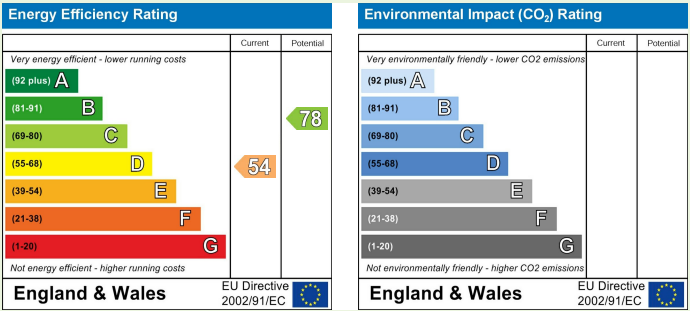
The property has been placed in band C.

TENURE

The tenure of the property is Freehold



EPC RATING:



APPROXIMATE DISTANCES

Town Centre	2,000 metres
Railway Station	2,130 metres
Bus Route	120 metres
Airport	14 miles