

HUNTERS[®]

HERE TO GET *you* THERE



Knox Avenue

Harrogate, HG1 3JB

Council Tax: C

Guide Price £325,000



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Entrance Hall

Access via UPVC glazed door, radiator, stairs to first floor, wood flooring, under stairs storage cupboard, doors to:

Lounge

13'9" x 11'8" (4.20 x 3.56)

UPVC double glazed window to front elevation, radiator, TV point, fire place with multi fuel burner, through to:

Dining Room

8'10" x 8'9" (2.71 x 2.69)

UPVC double glazed window to rear elevation, radiator, door to:

Kitchen

8'11" x 8'9" (2.72 x 2.67)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for dishwasher, UPVC double glazed window to rear elevation, UPVC glazed door to:

First Floor Landing

UPVC double glazed window to side elevation, door to:

Bedroom One

10'8" x 10'5" (3.27 x 3.18)

UPVC double glazed window to front elevation, radiator.

Bedroom Two

12'6" x 10'8" (3.83 x 3.27)

UPVC double glazed window to rear elevation, radiator, built in cupboard.

Bedroom Three

9'0" x 8'8" (2.75 x 2.65)

UPVC double glazed window to rear elevation, radiator, built in cupboard.

Bathroom

White suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, tiled walls, radiator, UPVC double glazed window to front elevation.

Rear Lobby

Large storage cupboard, UPVC door to rear, door to:

Garage

18'5" x 9'5" (5.63 x 2.88)

Up and over door, utility area with plumbing and space for washing machine,

Outside

A driveway provides off road parking. To the remainder of the front is lawn garden with mature shrubs and flower beds, fence to perimeters with gated access. To the rear is a low maintenance paved garden with fencing to perimeters.

EPC

Environmental impact as this property produces 2.6 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

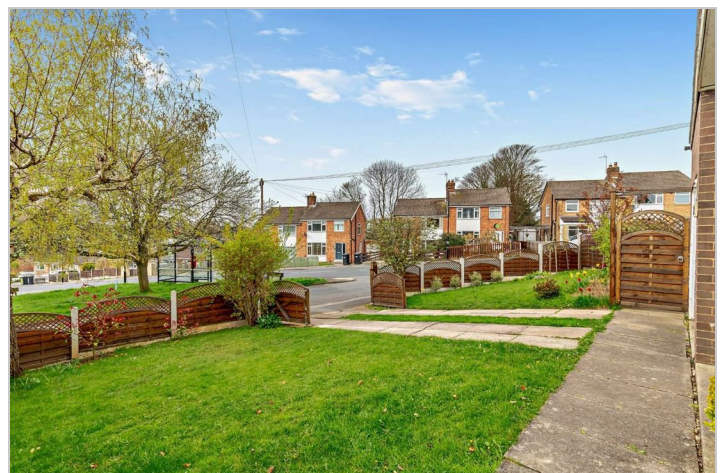
A fantastic opportunity to purchase a spacious three bedroom semi detached family home with solar panels, occupying an attractive elevated plot with gardens to three sides, offering open views to the front over the roof tops. The property is situated in a sought after location close to the local amenities on Skipton Road.

The accommodation is presented to a high standard throughout and comprises: Entrance hallway, lounge with feature fire place and wood burning stove opening to dining room, modern kitchen, rear lobby with store cupboard and door to garage, three first floor bedrooms and house bathroom.

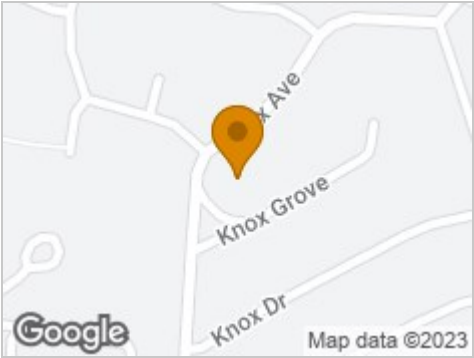
To the outside is a generous lawn garden to the front, a driveway provides off road parking and leads to an attached garage. Gated access open to enclosed low maintenance side and rear gardens.

We strongly advise an early viewing to appreciate the accommodation on offer.

- SUPERB FAMILY HOME
 - Solar panels
- Lounge with log burning stove
 - Two reception rooms
 - Gardens to three sides
 - Driveway & garage
- Elevated views to the front
 - Close to local amenities
 - Sought after location
 - Viewing recommended



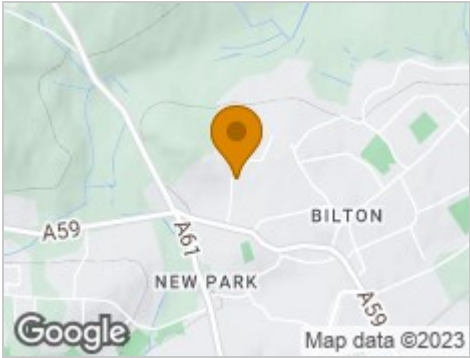
Road Map



Hybrid Map



Terrain Map



Floor Plan

18 Knox Avenue, Harrogate, HG1 3JB

Approximate Gross Internal Area

100 Sq M/1077 Sq Ft

2

Dining Room

2.71 x 2.69

8'11" x 8'10"

Lounge

4.20 x 3.56

13'9" x 11'8"

Kitchen

2.72 x 2.67

8'11" x 8'9"

Garage

5.63 x 2.88

18'6" x 9'5"

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Bedroom 2

3.83 x 3.27

12'1" x 10'9"

Bedroom 1

3.27 x 3.18

10'9" x 10'5"

Bedroom 3

2.75 x 2.65

9'0" x 8'8"

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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