



12 Knox Drive, Harrogate, North Yorkshire, HG1 3JJ

£170,000

Offers Over



## 12 Knox Drive, Harrogate, North Yorkshire, HG1 3JJ

---

An attractive two-bedroomed semi-detached bungalow in this popular residential district on the northern outskirts of Harrogate.

---

This super bungalow provides well-planned accommodation with kitchen, sitting room, two good-sized bedrooms, bathroom and porch extension. A driveway provides off-street parking and there is a good-sized garage and outside store.

The property is situated in a quiet position to the north of Harrogate town centre, close to excellent local amenities. Offered for sale with no onward chain.





### **ENTRANCE HALL**

With electric heater.

### **SITTING ROOM**

Window to front and electric heater.

### **KITCHEN**

Range of wall and base units and work surfaces having inset sink unit. Point for cooker, electric heater and window to front.

### **BEDROOM 1**

Window to rear, electric heater and fitted wardrobes.

### **BEDROOM 2**

A further bedroom with electric heater and fitted wardrobes.

### **BATHROOM**

White suite comprising low-flush WC, washbasin and bath. Window to side.

### **REAR PORCH**

A useful storage area with windows to side and glazed doors to the rear.

### **OUTSIDE**

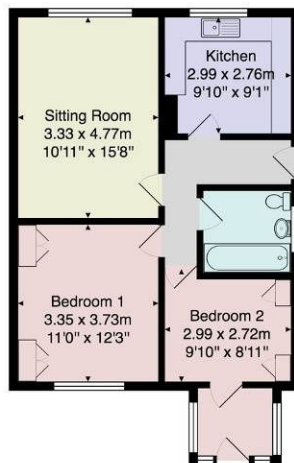
Driveway providing off-street parking leads to a large **SINGLE GARAGE**. To the rear there is a paved garden with planted borders.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 59.2 m<sup>2</sup> ... 637 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.

**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)