



24 Knapping Hill, Harrogate, North Yorkshire, HG1 2DN

**£270,000**

## 24 Knapping Hill, Harrogate, North Yorkshire, HG1 2DN

---

A stylish and deceptively spacious four-bedroomed semi-detached house with loft room, attractive gardens and off-street parking, close to reputable schools and Harrogate's town centre.

---

This excellent family home reveals well-planned accommodation and boasts an impressive open-plan ground floor, featuring a spacious dining kitchen, through living room and a shower room. To the upper floors there are four bedrooms, modern house bathroom, and a converted attic currently configured as an additional bedroom, however, would cater for a range of buyers' needs.

The property is situated in a very convenient location, just a few minutes' walk from shops and amenities and within easy walking distance of Harrogate town centre.

### **GROUND FLOOR**







uPVC double-glazed entrance door leads to –

### **ENTRANCE HALL**

Window to front, central heating radiator and stairs leading to the first floor.

### **LIVING / DINING ROOM**

A through room with windows to front and rear. Two central heating radiators and sliding doors leading to –

### **SNUG / DINING AREA**

With sliding doors to rear leading to the enclosed garden. Central heating radiator.

### **OPEN-PLAN DINING KITCHEN**

With a range of wall and base units and work surfaces having inset ceramic double sink. Gas oven and grill, five-ring gas hob with extractor fan above. Integrated appliances include fridge / freezer, dishwasher, washing machine and tumble dryer.

### **SHOWER ROOM**

With electric power shower enclosure, wall-mounted washbasin and low-flush WC. Extractor fan.

### **FIRST FLOOR**

#### **LANDING**

With stairs leading to the second floor.

#### **BEDROOM 1**

Window to front with far-reaching views, under-stairs storage cupboard and central heating radiator.

#### **BEDROOM 2**

Window to rear and central heating radiator.

#### **BEDROOM 3**

A further double bedroom with window to rear and central heating radiator.

#### **BEDROOM 4**

Window to side, central heating radiator and fitted wardrobe.

### **BATHROOM**

Double panelled bath with shower above, low-flush WC and wall-mounted washbasin. Tiled floor, chrome heated towel rail and roof window to front.

### **SECOND FLOOR**

#### **OFFICE / STUDY**

Roof windows to front and rear, central heating radiator and eaves storage. Cupboard housing the gas-fire "combi" boiler.

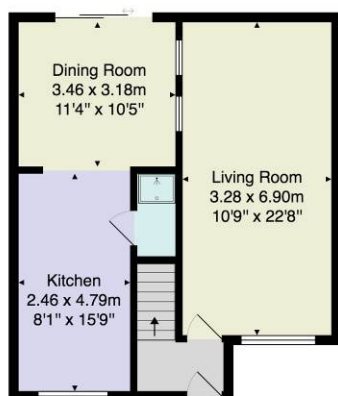
### **OUTSIDE**

Driveway to front providing off-street parking. Enclosed garden to front with shaped lawn, mature borders, shrubs and picket fence. Path to side leads to the enclosed terraced garden to rear with shaped lawn, decked sitting area and useful storage shed (9'2 x 9'2).

**Tenure** - Freehold

**Council Tax Band** - C



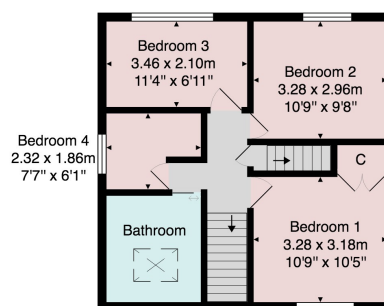


Ground Floor

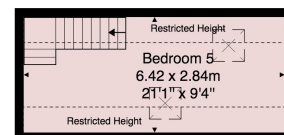
Total Area: 119.0 m<sup>2</sup> ... 1281 ft<sup>2</sup>

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.



First Floor



Second Floor

**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)