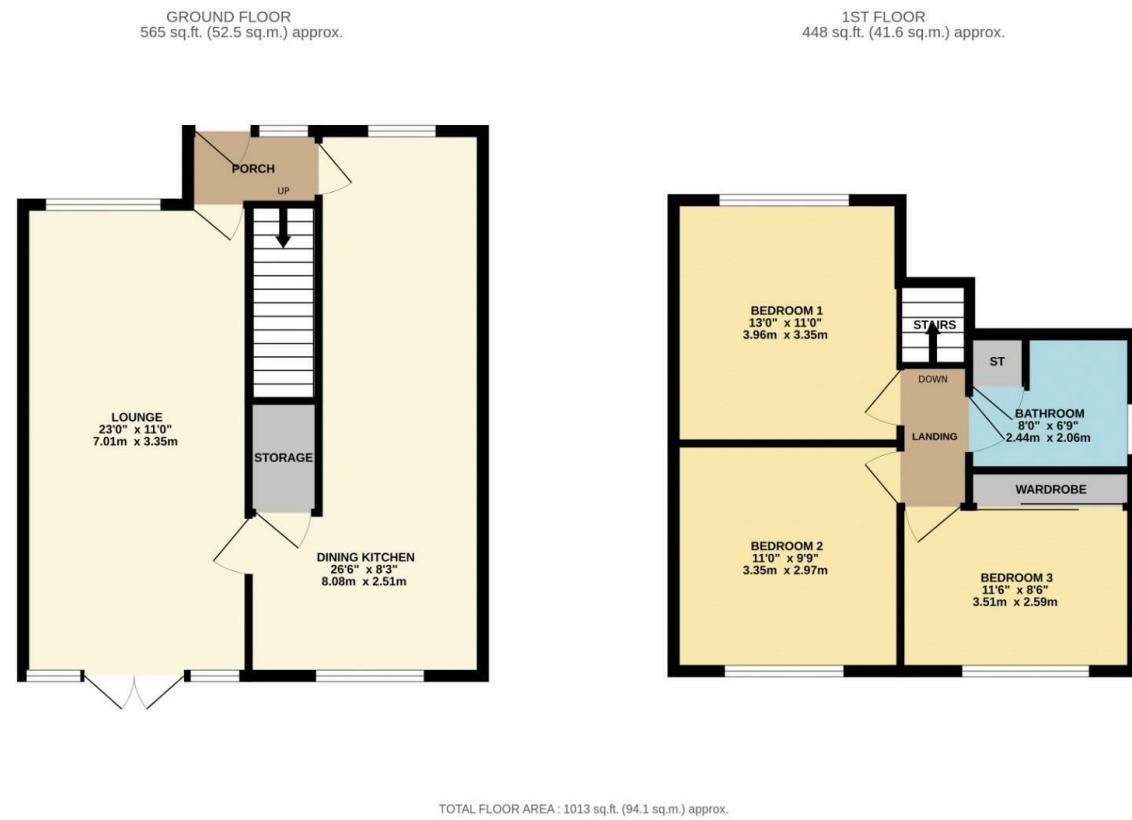


Floor Plan



Energy Performance Certificate

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

Directions

Proceed from the town centre down Parliament Street and up Ripon Road. Turn right onto Coppice Avenue, and left into Knapping Hill where the property is easily found on the left hand side, clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £299,950

44 Knapping Hill, Harrogate, HG1 2DN

3 Bedroom House - Semi-Detached

A beautifully presented three bedroomed semi detached house which offers spacious centrally heated and double glazed accommodation located in a prime near town centre position. Internal inspection strongly recommended.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

This well presented home is approached via a double with resin, driveway and features flowerbed borders and a side gate providing access to the rear garden.

Entrance porch, 23 foot long lounge with a feature, living flame, colour, effect, gas fire and double opening doors to the rear enclosed garden. There is a spacious living family dining kitchen 26 foot long with an updated quality kitchen fitted in 2022.

There is an integrated gas hob with extractor fan and a fan assisted oven. Space for a washing machine dryer, freezer and fridge. There is a very large useful under stairs pantry cupboard which provides essential storage.

At first floor there are three double bedrooms two of which feature fitted wardrobes.

There is an updated stylish house bathroom.

At the rear of the property, there is a well-kept enclosed private garden with a patio area and raised shaped lawn with Wendy house and garden shed.

The property is located in a near town centre position close to a highly regarded primary school.

There are shops which cater for most daily needs on Kings Road and Skipton Road.

Harrogate is a popular town, which offers a whole host of bars, restaurants and shopping opportunities together with good road and rail networks that connect the traveller to Leeds, York and London

