



8 WOODLANDS DRIVE

HARROGATE HG2 7AT

AN ATTRACTIVE AND SUBSTANTIAL FOUR BEDROOM SEMI DETACHED HOUSE OCCUPYING A PLEASANT AND CONVENIENT LOCATION OFF WETHERBY ROAD BEING WELL PLACED FOR ACCESS TO A WIDE AREA WITH ITS PROXIMITY TO THE HARROGATE SOUTHERN BY PASS. THE PROPERTY OFFERS GENEROUSLY PROPORTIONED AND WELL PRESENTED FAMILY-SIZED ACCOMMODATION SET IN PLEASANT MATURE GARDENS.

A NEW KITCHEN IS DUE TO BE FITTED ON 11TH OF SEPTEMBER WITH WORKS EXPECTED TO TAKE 5 DAYS

RENT: £1,750 pcm

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located off Woodlands Drive just off Wetherby Road, approximately one and a half miles from the Town Centre and offering easy access to the Harrogate Southern bypass and the A1(M).

DESCRIPTION

An Attractive and Substantial 4 Bedroom Semi Detached house occupying a pleasant and convenient location off Wetherby Road and being well placed for access to a wider area.

The property offers generously proportioned and well-presented family-sized accommodation with gas fired central heating and UPVC double glazing and is set in pleasant mature gardens.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

15' 5" x 10' 5" (4.7m x 3.18m)

With hall seat. Cupboard understairs.

STAIRS TO *FIRST FLOOR*

DINING ROOM

11' 10" x 12' 4" (3.61m x 3.76m)

Fireplace with coal effect gas fire and marble effect interior and mahogany surround (not a working fire). Radiator.

LOUNGE

18' 5" x 12' 4" (5.61m x 3.76m)

Fireplace with coal effect gas fire with a tiled interior, oak surround and marble effect hearth (not a working fire). Two radiators.

KITCHEN

15' 3" x 10' 5" (4.65m x 3.18m)

With gas fired Aga for cooking only, range of oak effect base and wall units, integrated fridge freezer, freestanding dishwasher and one and a half bowl stainless steel sink unit.

CLOAKROOM

With WC and wash hand basin. Radiator.

HALF LANDING

With separate WC.

FIRST FLOOR

MASTER BEDROOM

18' 10" x 12' 4" (5.74m x 3.76m)

With ensuite shower room. Fireplace. Fitted three section wardrobe and dressing chest. Double wardrobe.

ENSUITE SHOWER ROOM

Large shower cubicle. Vanity unit. Wash hand basin and low level WC. Ladder-style radiator. Mirror-fronted shaving cabinet.

FRONT BEDROOM

12' 3" x 11' 10" (3.73m x 3.61m)

Bay window. Boarded up fireplace. Radiator. TV point.

FRONT BEDROOM

10' 6" x 6' 9" (3.2m x 2.06m)

Radiator. Built-in wardrobe.

BEDROOM

10' 6" x 9' 1" (3.2m x 2.77m)

Radiator.

HOUSE BATHROOM

With pine panelled bath having a telephone-style shower fitting on bath tap. Pedestal wash hand basin. Half tiled walls. Radiator.

OUTSIDE

Front lawn and garden with driveway leading to Car Port and wooden garden shed beyond. Rear lawn and garden.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:-

John Haigh on 01423 860322

Giles Chaplin on 01423 860322

Charlie Cowen on 0142 3860322

Debbie Matthewman on 01423 860322

ADDITIONAL INFORMATION

Terms of Tenancy

The property is situated To Let, unfurnished, on an Assured Shorthold Tenancy for a period of Twelve Months at a rent of £1,750 per calendar month, payable in advance.

In addition, a Bond of one month's rent plus £100 will be payable.

The Tenancy will be responsible for the costs of Gas, Electricity, Water, Sewerage Charges and Council Tax.

Council Tax Band: E

North Yorkshire Council

EPC Energy Rating: D

PETS WILL BE CONSIDERED

Viewing

Strictly by appointment with the Letting Agents, Lister Haigh on 01423 860322.

Directions

Leave Harrogate town centre taking the Wetherby Road. From the Empress roundabout, proceed down Wetherby Road to the Woodlands traffic lights. At the traffic lights, take the first turn left and number 8 can be found on the right hand side being identified by the Lister Haigh 'To Let' board.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development