



WOODLANDS AVENUE, HARROGATE

GUIDE PRICE £395,000





# A charming and characterful family home on a quiet cul-de-sac in the heart of Harrogate.

5 Woodlands Avenue is a beautifully presented three-bedroom Victorian townhouse, boasting an abundance of charm and character throughout and benefitting from a new roof. The property comprises spacious and versatile accommodation over two floors and a well-manicured landscaped rear garden.

Within striking distance to Harrogate's famous Stray, the town centre, excellent local schools, shops, transport links, the A1(m) and hornbeam railway station – giving easy access to Leeds and York.

This home offers a fantastic lifestyle for a variety of buyers.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
C

**EPC Rating**  
C







but first,  
champagne.

naked  
WOODS





The property in brief comprises; entrance vestibule, entrance hall and to the right of the hallway is a sitting room with large window and central fireplace with log burning stove.

To the rear of the property is a cleverly extended modern open plan dining kitchen and sitting room with shaker style units, integrated appliances and island unit; a cosy area to relax and a formal dining space with plenty of room for a 6-seater-table – a set of bi folding doors spanning the full width of the property lead out to the privately enclosed West facing garden.

Off the kitchen is a utility cupboard and w/c.

To the first floor are two generous double bedrooms, one benefits from built in wardrobes, a further single bedroom and newly fitted modern house bathroom. Outside and to the front of the property is a block paved driveway with off street parking and to the rear is a fully enclosed garden with a perfectly placed patio directly off the kitchen and level lawn with established mature boundaries providing a high degree of privacy - the garden is a perfect space to enjoy with family and friends.

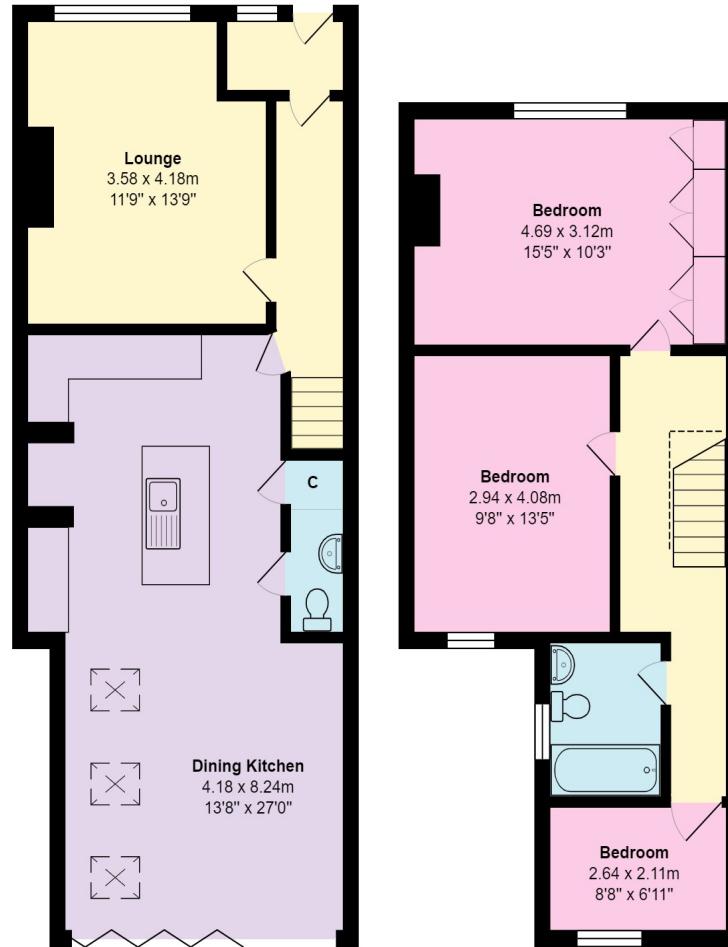
Situated in a prime location within walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

## Services

We are advised all mains gas, electric and water are connected to the property.







Ground Floor

First Floor

Total Area: 101.5 m<sup>2</sup> ... 1093 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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