



Woodfield Road, Harrogate HG1 4JD

welcome to

Woodfield Road, Harrogate

Beautifully presented, three bedroom, semi-detached property with fully enclosed rear garden, off street parking for up to four cars and single attached garage. This property would make the perfect family home - Early viewing is strongly advised! Call now to book!

Living Room

14' 11" x 19' 8" (4.55m x 5.99m)

Modern spacious living room with large window to the front aspect and log burning fire.

Kitchen / Diner

10' 8" x 23' 2" (3.25m x 7.06m)

The open plan, modern, kitchen diner is the perfect entertaining space and features dark blue wall and base units with contrasting wooden worktops giving the kitchen a homely feel. There is space for a dining table to seat at least six people and a door leading to the rear garden area.

Reception Room

8' 5" x 9' 11" (2.57m x 3.02m)

This further reception room makes the perfect office space / home gym area. The room could also be used as another spare bedroom for occasional guests.

Bedroom One

14' x 14' 11" (4.27m x 4.55m)

The spacious master bedroom features a window to the front aspect and has ample space for storage and furniture.

Ensuite

5' 3" x 14' 9" (1.60m x 4.50m)

The ensuite shower room is finished to a lovely specification and features a walk in shower, his and hers sinks, W.C and heated towel rail.

Bedroom Two

10' 8" x 10' 11" (3.25m x 3.33m)

Another good sized double bedroom with large window to one side.

Bedroom Three

10' 8" x 11' 11" (3.25m x 3.63m)

Another good sized room with window to the rear aspect.

Bathroom

The house bathroom features a bath, shower cubicle, W.C and hand wash basin.

Loft Space

19' 8" x 12' 9" (5.99m x 3.89m)

The loft space is the perfect occasional room which is currently used for storage space.

Parking

To the front of the property there is parking for up to four cars. The driveway is block paved.

Garage

The property benefits from a single garage to one side.

Garden

The rear garden is fully enclosed and features a lawned area as well as patio / seating area. There is also attractive edging / borders with slate.





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welcome to

Woodfield Road, Harrogate

- MODERN THROUGHOUT
- THREE BEDROOMS
- OFF STREET PARKING
- REAR GARDEN
- CONVERTED LOFT SPACE

Tenure: Freehold EPC Rating: D

offers over

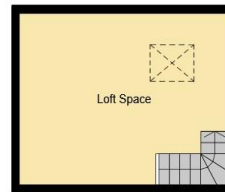
£400,000



Ground Floor



First Floor



Second Floor


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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106645 - 0005

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