



**Woodfield Road, Harrogate HG1 4JB**



**welcome to**

**Woodfield Road, Harrogate**

A three-bed semi-detached property which benefits from having a generous rear garden and a driveway providing ample off street parking.



## Woodfield Road

This semi-detached family home is situated in Bilton, within walking distance to Harrogate town centre and close to a wide range of amenities and highly regarded local schooling. A huge advantage with this family home is the generously proportioned garden to the rear which benefits from not being overlooked as well as having ample driveway parking. Internally the property offers spacious living accommodation which briefly comprises; entrance hall, lounge, kitchen, conservatory, three bedrooms and bathroom. The property also benefits from having solar panels on the roof.

### Entrance Hall

The front entry door opens into the entrance hall which has a staircase rising to the first floor landing.

### Lounge

23' 9" x 10' 8" ( 7.24m x 3.25m )

A dual aspect lounge with double glazed window to the front elevation and sliding doors into the conservatory to the rear elevation.

### Kitchen

15' 9" x 9' 2" ( 4.80m x 2.79m )

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with induction hob over with slanted cooker hood above. Space for fridge freezer, plumbing for washing machine and integrated dishwasher. Double glazed windows to the rear and side elevations. An external door leads out to the side of the property.

## First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

### Bedroom One

10' 8" x 11' 7" ( 3.25m x 3.53m )

A double bedroom with a double glazed window to the rear elevation.

### Bedroom Two

10' 8" x 9' 11" ( 3.25m x 3.02m )

A double bedroom with fitted mirrored wardrobes, a walk in wardrobe and double glazed window to the front elevation.

### Bedroom Three

8' 9" x 8' 7" ( 2.67m x 2.62m )

Having a double glazed window to the rear elevation.

### Bathroom

Fitted with a white three piece suite comprising; P shaped bath with shower over and screen to the side, vanity wash hand basin and low flush wc. Chrome ladder style radiator. Double glazed windows to the side elevation.

## Externally

### To The Front

At the front of the property there is an easy to maintain front garden with a driveway to the side which extends down the side of the house.

### To The Rear

The enclosed rear garden has a paved patio area with steps leading up to the lawned area which has a path leading to a further paved patio area. The rear garden benefits from not being overlooked and backing on to playing fields.



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## welcome to Woodfield Road, Harrogate

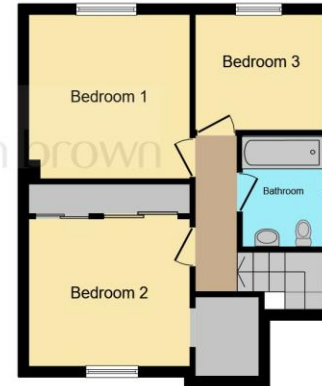
- Semi-detached House
- Three Bedrooms
- Conservatory
- Front & Rear Gardens & Driveway
- Sought After Location

Tenure: Freehold EPC Rating: B

# £350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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