



69 Woodlands Drive, Harrogate, North Yorkshire, HG2 7BE

**£335,000**



## 69 Woodlands Drive, Harrogate, North Yorkshire, HG2 7BE

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A spacious and well-presented three-bedroom semi-detached property providing extended accommodation and occupying a large plot in this popular and convenient location.

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This excellent property provides generous accommodation with two good-sized reception rooms, a kitchen and utility room, together with three first-floor bedrooms and a modern bathroom. There is a generous drive to the front which provides off-road parking and access to the garage/store, whilst to the rear there is a good-sized and attractive lawned garden and patio.

The property is situated in this quiet and convenient location, well served by both primary and secondary schools, convenient for the railway station as well as Harrogate and Knaresborough and access to the A1(M).





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with attractive fireplace with marble surround and open fire.

### **FAMILY ROOM / DINING ROOM**

A further large reception room which has been extended to provide a dining and additional sitting area with glazed doors leading to the garden.

### **KITCHEN**

With a range of fitted units with gas hob, double oven and space for appliances.

### **UTILITY ROOM**

With fitted worktop and space and plumbing for washing machine and additional appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor, each with fitted wardrobes.

### **BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Airing cupboard. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

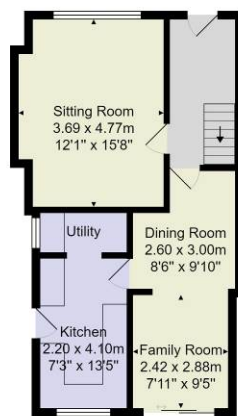
A generous block-paved driveway provides parking and leads to a detached single brick-built garage/store. There is a good-sized and attractive rear garden with lawn, planted borders and paved sitting area.

**Tenure** - Leasehold with original term of 5000 years.

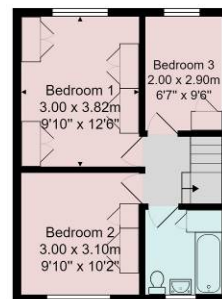
**Council Tax Band** - C







Ground Floor



First Floor

Total Area: 86.7 m<sup>2</sup> ... 933 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk