



VERITY
FREARSON

16 WOODLANDS AVENUE, HARROGATE, HG2 7SJ

£695,000

16 WOODLANDS AVENUE,

Harrogate, HG2 7SJ

A deceptively spacious five-bedroom semi-detached stone-built property with a large and attractive garden, situated in this quiet cul-de-sac position close to excellent local amenities.

The impressive property provides characterful and well-presented accommodation comprising two reception rooms, each with a wood-burning stove together with a living kitchen with glazed doors leading to the garden, cloakroom and utility room. Upstairs, there are five good-sized bedrooms, a modern bathroom and en-suite shower room. A particular feature of the property is the large, attractive garden with lawn and sitting areas and an additional garden area where there is a greenhouse and large storage shed.

The property is situated in this desirable location on a quiet residential street, close to excellent amenities and schools, and a short distance from the Stray and Harrogate town centre.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with a window with fitted shutters. Attractive fireplace with wood-burning stove. Fitted shelving and cabinets.

FAMILY ROOM

A further reception room with fitted shelving and cabinets, wood-burning stove and under-stairs cupboard.

UTILITY ROOM

With fitted worktop and space and plumbing for washing machine, tumble dryer and other appliances.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

With space for sitting and dining areas with glazed doors leading to the garden. The kitchen comprises a range of fitted units with gas hob and integrated double oven, integrated dishwasher and fridge.

FIRST FLOOR BEDROOM 1

A double bedroom with window overlooking the rear garden and fitted wardrobes.

EN-SUITE SHOWER ROOM

With washbasin set within a new vanity unit and large shower. Heated towel rail.

SEPARATE WC

BEDROOM 2

A further bedroom with window to the side.

BEDROOM 3

A double bedroom with fitted shutters.

BEDROOM 4

A further bedroom with dual aspect on windows with fitted shutters.

BATHROOM

A white suite comprising WC, washbasin set with a new vanity unit, and bath with shower above. Heated towel rail. Tiled flooring.

SECOND FLOOR BEDROOM 5

A further good-sized bedroom. Access to large storeroom with potential to convert to an office / additional bedroom, if required.

FLOOR PLAN



Total Area: 174.0 m² ... 1873 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

There is a large and attractive rear garden with lawn and paved sitting area with planted borders, additional garden area with greenhouse and large storage shed.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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