



VERITY
FREARSON

10 WOODLANDS AVENUE, HARROGATE, HG2 7SJ

GUIDE PRICE £550,000

10 WOODLANDS AVENUE,

Harrogate, HG2 7SJ

A stunning four-bedroom home offering very stylish and well-appointed accommodation arranged over three levels. Woodlands Avenue is a beautiful tree-lined road with a mixture of individual homes, located to the south side of Harrogate, well placed close to excellent local schooling and for daily commuting to Yorkshire's principal districts.

The property is just ten-minute walk from the famous Harrogate Stray and Hornbeam Park railway station. The superb property reveals deceptively generous accommodation and an internal viewing is essential to appreciate the style and size of the extended living space.



Family Room · Dining Room · Dining Kitchen · Utility · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Southeast-Facing Garden







ACCOMMODATION

Having been tastefully modernised and upgraded by our clients whilst retaining character features the accommodation comprises:

GROUND FLOOR **ENTRANCE HALL**

LOUNGE

Attractive lounge with window to front and log burner.

FAMILY ROOM

With window to side, fireplace and understairs cupboard.

DINING KITCHEN

A real feature to the home is the stunning dining kitchen incorporating stylish units with Range cooker, American style fridge/freezer, tiled floor and window to side.

CLOAKROOM

With WC, washbasin and separate utility room.

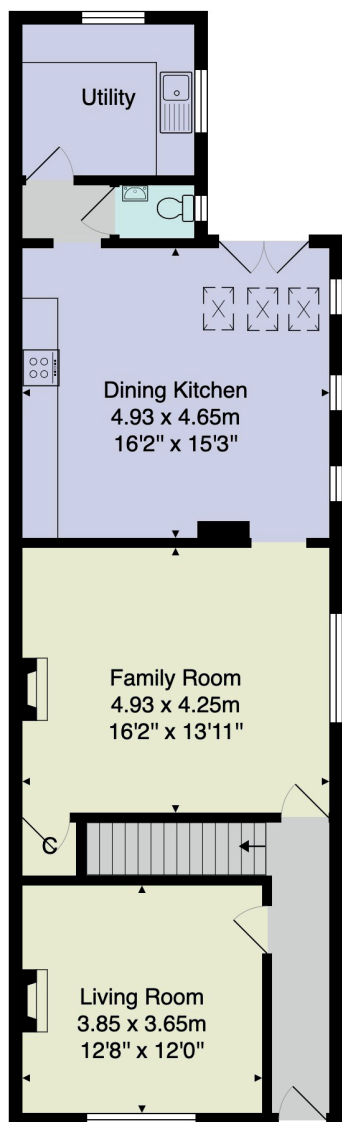
FIRST FLOOR

Two bedrooms and good-sized house bathroom with three-piece white suite and separate shower.

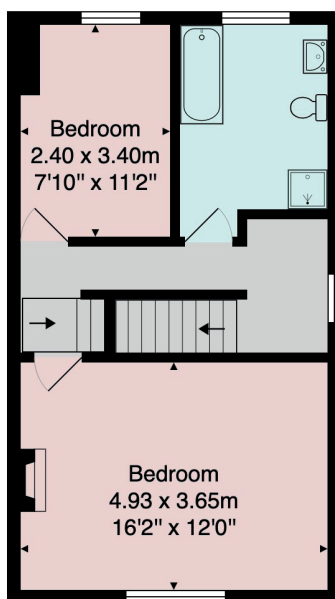
SECOND FLOOR

Two further double bedrooms and access to the loft.

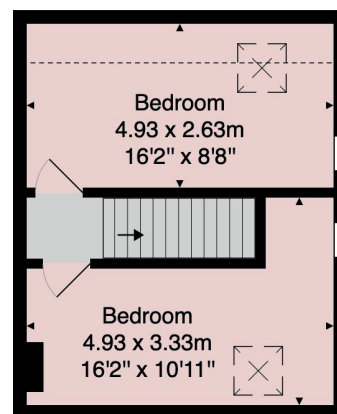
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 153.2 m² ... 1649 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

Driveway provides off street parking with landscape front garden. Private and attractive south east facing rear garden incorporating paved seating area, lawn, planted borders and raised decking.

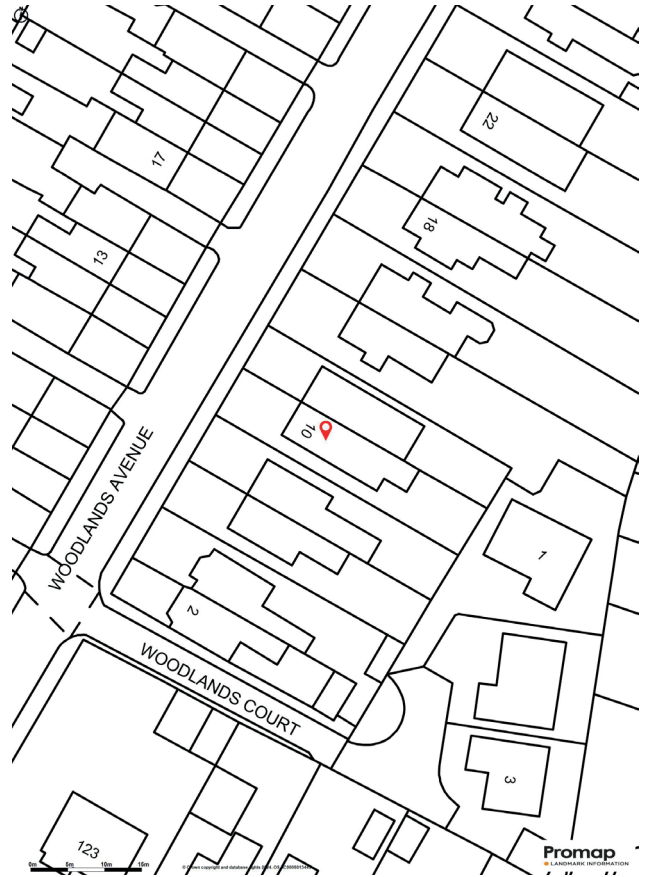
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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