



8 Woodale Court, Harrogate, North Yorkshire, HG3 2YU

**£289,950**

Offers Over



## 8 Woodale Court, Harrogate, North Yorkshire, HG3 2YU

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A modern three-bedroom semi-detached house, forming part of a popular new development just off Skipton Road, well served by local shops and services and close to open countryside.

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The well-presented accommodation is appointed to a high standard throughout and features a good-sized dining kitchen with double French doors leading to a private southwest-facing garden, a sitting room, three good-sized bedrooms and a modern house bathroom. Full gas central heating, double glazing and an NHBC Guarantee.

This super home occupies a particularly attractive position within this popular residential location on the northwestern outskirts of Harrogate, well served by local shops and services and within easy walking distance of a well-regarded primary school.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with window to front.

### **DINING KITCHEN**

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with a gas hob, integrated oven.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above.

### **OUTSIDE**

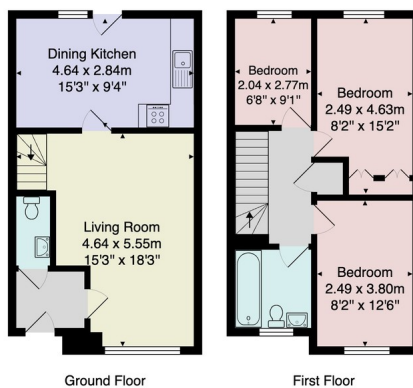
A driveway provides parking for two vehicles with electric vehicle charging point. To the rear there is a good-sized garden with lawn, patio and garden shed.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 77.6 m<sup>2</sup> ... 836 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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