



23 Woodfield Road, Harrogate, North Yorkshire, HG1 4LN

£235,000

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A fantastic opportunity to purchase a two-bedroom semi-detached house with large and attractive garden, and with planning permission for a double-storey rear extension, situated in this convenient location well served by local amenities.

This super double fronted property provides well-presented accommodation with a large sitting room, kitchen with dining area as well as two good-sized bedrooms and a bathroom. A particular feature of the property is the generous outside space with attractive garden and parking. The property has huge potential to be further extended to provide additional accommodation, if required.

The property is located in this popular and convenient area, well served by local amenities, close to open countryside and just a short distance from Harrogate town centre. No chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with windows to the front and rear.

DINING KITCHEN

With space for dining area. The kitchen comprises a range of fitted units with gas hob, integrated oven and space for appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further bedroom with cupboard.

BATHROOM

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

OUTSIDE

Private fenced garden to front with driveway for two cars. The property has a very large and attractive rear garden with lawn and paved sitting areas. Various outside storage sheds.

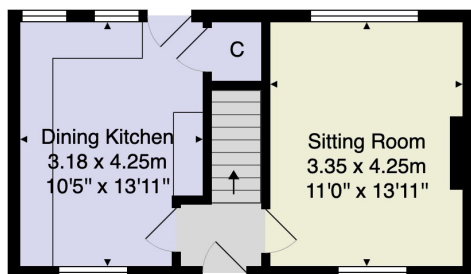
AGENTS NOTE

The property has planning permission granted for a rear two-storey extension. Full details available online using the reference 23/01170/FUL.

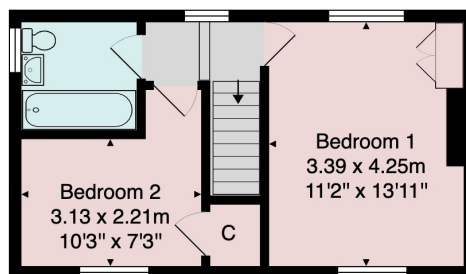
Tenure - Freehold

Council Tax Band - B





Ground Floor



First Floor

Total Area: 65.5 m² ... 705 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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Verity Frearson

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Energy Efficiency Rating		
Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
<small>For energy advice, please contact us on: 01423 562531</small>		
England & Wales		EU Directive 2002/91/EC