



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

£400,000

Offers Over



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A beautifully presented four-bedroom detached property forming part of his popular new development, built by Bellway Homes in 2018.

A beautifully presented four-bedroom detached property forming part of his popular new development, built by Bellway Homes in 2018. This excellent property provides generous and very well-presented accommodation, situated on this popular modern development. On the ground floor there is a large living room, together with an open-plan dining kitchen with glazed doors overlooking the garden.

There is also a utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern house, bathroom and en-suite shower room. There is a double-width drive which provides ample off-road parking and leads to a single garage. To the rear of the property there is an attractive m garden. The property is situated in this popular north Harrogate location, well served by local amenities, close to beautiful open countryside and just a short distance from Harrogate town centre. An internal viewing is strongly recommended.







## **GROUND FLOOR**

### **RECEPTION HALL**

Large under-stairs storage cupboard.

### **LIVING ROOM**

A spacious reception room with window to front and large under-stairs cupboard.

### **DINING KITCHEN**

With a large dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish wall and base units with gas hob, oven, space for fridge / freezer and dishwasher.

### **UTILITY ROOM**

With fitted cupboards and space and plumbing for washing machine. External door to side.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are four good-sized bedrooms, including the main bedroom with en-suite shower room.

### **BATHROOM**

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

### **EN-SUITE SHOWER ROOM**

A modern white suite, comprising WC, washbasin and shower. Fully tiled.

### **LOFT**

A useful fully boarded storage space with shelving.

### **OUTSIDE**

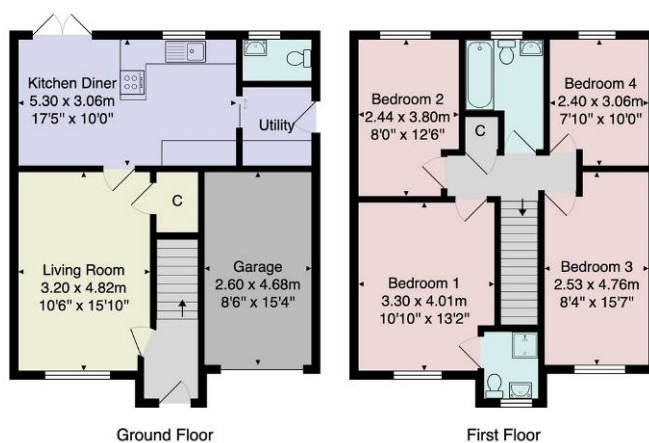
A double-width drive to the front provides parking and leads to a single garage. To the front and rear of the property there is a garden with artificial grass, patio planted borders and built-in sandpit.

**Tenure** - Freehold

**Council Tax Band** - E







Ground Floor

First Floor

Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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