



18 Woodlands Avenue, Harrogate, North Yorkshire, HG2 7SJ

£465,000

Offers Over

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A substantial three-bedroom semi-detached property offering spacious and versatile accommodation, ideally situated in a quiet and peaceful cul-de-sac.

Offering a spacious sitting room with open fire, an additional family room with doors to the garden, and a well-appointed kitchen, the ground floor provides excellent living space. Upstairs, there are three good-sized bedrooms and a modern family bathroom. The generous rear garden and extensive driveway complete the accommodation, offering a comfortable and practical home with plenty of outdoor space.

The house is located within a popular residential area, conveniently placed for a range of local amenities. Schools, shops and transport links are all within easy reach, providing excellent accessibility for commuting, schooling, and everyday living. The peaceful setting combined with the close proximity to facilities makes this an ideal location for buyers seeking both convenience and a family-friendly environment.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with stone fireplace and open fire. Bay window to the front.

CLOAKROOM

With WC and washbasin.

FAMILY ROOM

A further good-sized reception room with glazed patio doors leading to the garden. Under-stairs cupboard. Attractive fireplace with wood surround.

KITCHEN

Fitted with a range of units, gas hob, double oven and space for appliances.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes.

BATHROOM

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

OUTSIDE

A block-paved drive provides ample off-road parking to the front. To the rear there is a large garden with patio, planted borders, lawn and a timber garden shed.

AGENT'S NOTE

The property is long leasehold with an original term of 4000 years. The property is sold subject to a peppercorn rent.

Tenure - Leasehold

Council Tax Band - D





Total Area: 113.5 m² ... 1221 ft²
 All measurements are approximate and for display purposes only.
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