



VERITY
FREARSON

9 WOODLANDS ROAD, HARROGATE, HG2 9AY

£700,000

9 WOODLANDS ROAD,

Harrogate, HG2 7AY

A most impressive four-bedroom semi-detached house which has been extended and modernised to a high standard by the current owners to provide beautifully presented and spacious accommodation with a large southwest-facing garden, situated on a quiet residential avenue on the southeastern outskirts of Harrogate.

This impressive family home has three reception rooms together with a stunning open-plan living kitchen. There is also a downstairs WC and utility room. On the first floor there are four bedrooms, including a master suite with fitted wardrobes and en-suite shower room. There is also a modern family bathroom. A particular feature of the property is the large plot with an in-and-out driveway to the front, garage and attractive and very good-sized garden to the rear.

The property is situated in a popular residential district of Harrogate, within easy walking distance of well-regarded primary and secondary schools, and with access to the southern bypass for daily travel to Leeds and York and beyond.



3 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood-burning stove and fitted shelving.

FAMILY ROOM

A further good-sized reception room with feature fireplace with living-flame gas fire and bay window.

PLAY ROOM

A further reception room with fitted storage.

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas and glazed sliding doors that lead to the garden. The kitchen comprises a range of stylish fitted units with Belfast sink, point for a range cooker, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for a washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor. The two larger bedrooms have an extensive range of fitted wardrobes. The main bedroom has an en-suite shower room.

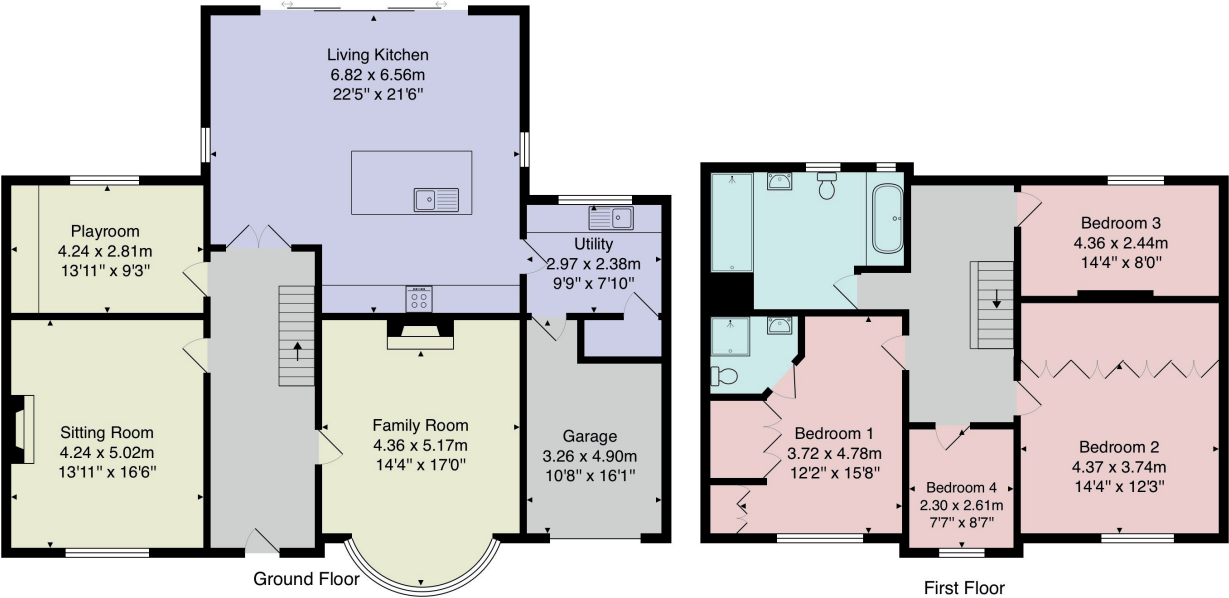
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within the vanity unit, and shower. Heated towel rail.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and large walk-in shower. Heated towel rail. Tiled walls and floor.

FLOOR PLAN



Total Area: 227.2 m² ... 2445 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A block-paved in-and-out driveway to the front provides ample parking and leads to a single garage. To the rear of the property, there is an attractive and good-sized garden with lawn, well-stocked planted borders and paved sitting areas.

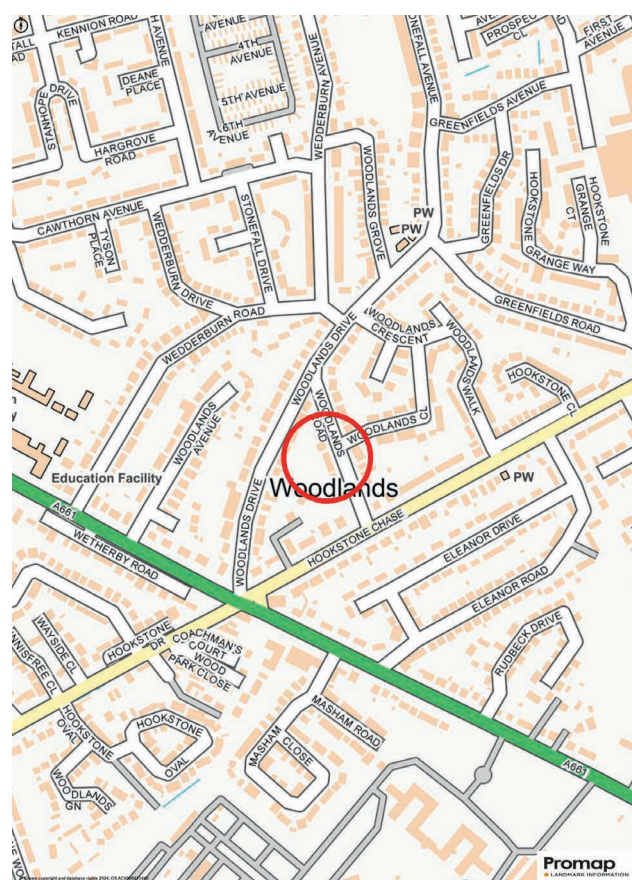
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	53	75
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk