



**45 Woodlands Drive, Harrogate, North Yorkshire, HG2 7AX**

**£339,950**

# 45 Woodlands Drive, Harrogate, North Yorkshire, HG2 7AX

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A well-presented three-bedroom semi-detached house with an impressive open-plan kitchen and living area, set within a particularly generous garden plot in a desirable suburb of Harrogate.

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The property has been extended to create a superb living kitchen space with glazed doors leading to the garden, making it ideal for modern family living and entertaining. The well-balanced accommodation includes a spacious sitting room, three good-sized bedrooms and a bathroom.

Situated in a popular residential area well served by excellent local schools, shops and community facilities, the property also benefits from a driveway, garage and a large rear garden with lawn, decking and patio areas.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with window to the front.

### LIVING KITCHEN

A superb open-plan kitchen, dining and living space with glazed doors opening onto the garden. The kitchen is fitted with a range of modern units and appliances including a gas hob, integrated double oven, microwave, fridge / freezer, dishwasher, washing machine and tumble dryer.



### FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor. The two larger rooms both benefit from fitted wardrobes.

### BATHROOM

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

### LOFT

A fixed ladder provides access to a part-boarded loft, offering useful storage space.

### OUTSIDE

The property occupies a particularly generous plot. A driveway provides off-street parking and leads to a single garage with light and power. To the rear there is a large and attractive garden with lawn, decked area, paved patio and a timber garden shed.

**Tenure** - Leasehold (9000 year lease).

**Council Tax Band - C**





Total Area: 83.1 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)