



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

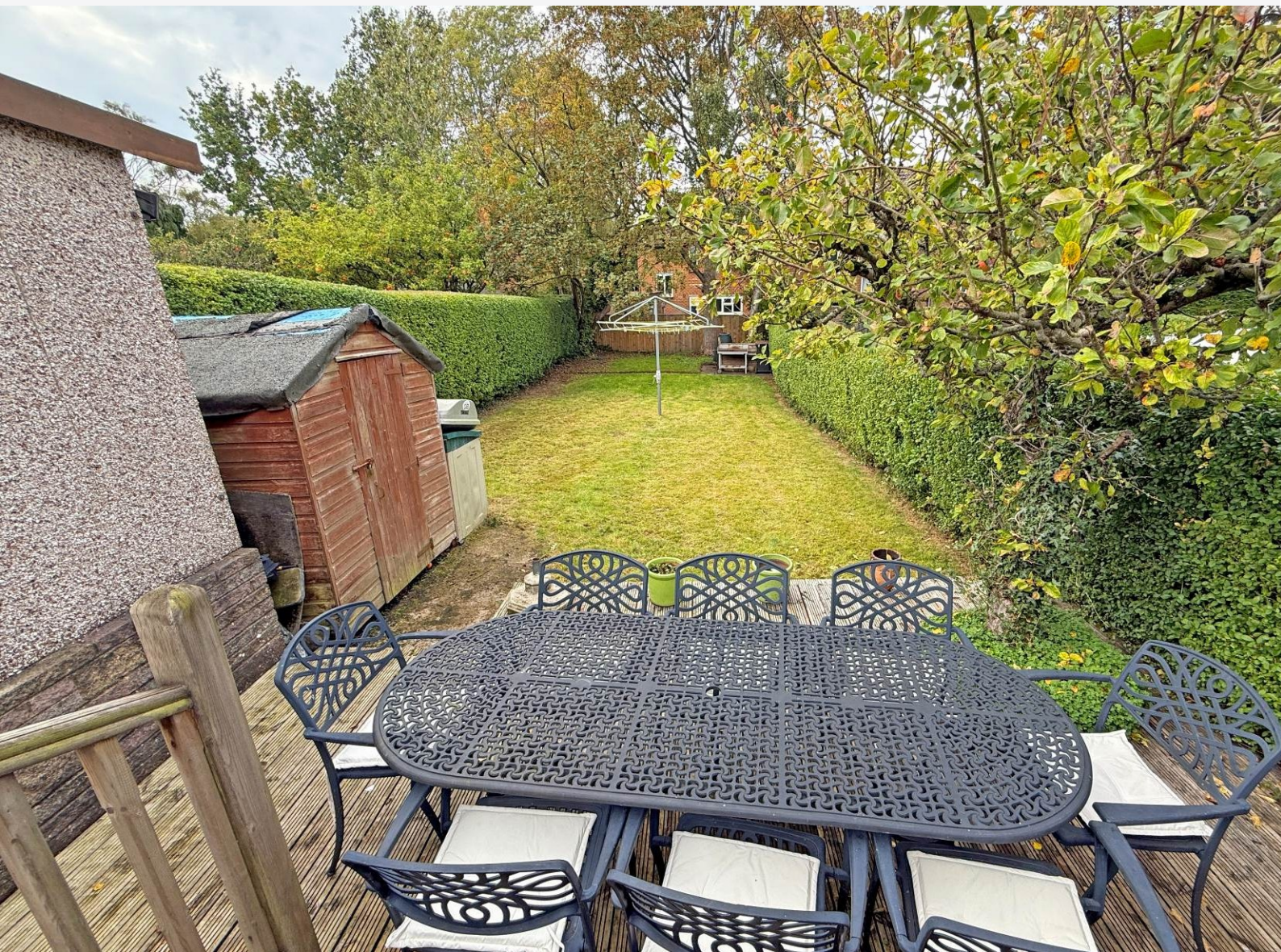
£339,950

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

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.

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 m² ... 894 ft²
 All measurements are approximate and for display purposes only.
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