



5 Woodlands Close, Harrogate, North Yorkshire, HG2 7AZ

£335,000

Guide Price

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A spacious three-bedroom semi-detached home with attractive garden, located in a sought-after area close to local schools, the railway station and just a short distance from Harrogate town centre.

This well-presented property offers generous accommodation with excellent potential for buyers to further improve or extend. Planning permission has been granted for a three-metre single-storey extension to the rear of the house, providing an exciting opportunity to create additional living space.

The existing accommodation includes a spacious sitting room with bay window, a separate dining room and a kitchen. Upstairs, there are three bedrooms and a modern bathroom. A driveway provides parking and leads to a garage, and to the rear there is an attractive and good-sized garden. The property is situated in this desirable location, and early inspection is strongly recommended.





GROUND FLOOR

RECEPTION HALL

A large porch provides storage area and leads to the spacious reception hall.

SITTING ROOM

A generous reception room with bay window and fitted cabinets and shelving.

DINING ROOM

A further reception room with window overlooking the garden.

KITCHEN

With a range of fitted units, space for appliances and a useful pantry cupboard.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom with bay window and fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, bath and large walk-in shower.

OUTSIDE

A driveway provides parking and leads to a garage with light and power. To the rear, there is an attractive and good-sized lawned garden with patio, offering an ideal outdoor sitting and entertaining space.

AGENTS NOTE

Planning permission has been granted for a single storey extension to side and rear of the property.

Tenure - Freehold

Council Tax Band - C



Total Area: 93.9 m² ... 1011 ft²
 All measurements are approximate and for display purposes only.
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