

# HUNTERS®

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## Woodlands Drive

Harrogate, HG2 7AT

Council Tax: E

Guide Price £525,000



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## Entrance Vestibule

Access via glazed entrance door, glazed windows, wooden entrance door to:

## Entrance Hall

Internal stain glass window, UPVC double glazed window to side elevation, stairs to first floor, radiator, doors to:

## Lounge

14'1" x 13'10" (4.30 x 4.24)

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, radiator, TV point, fire place.

## Dining Room

12'5" x 12'0" (3.79 x 3.66)

UPVC double glazed window to side elevation, radiator, UPVC double glazed French doors to rear garden.

## WC

Low level WC, wash hand basin.

## Sitting Room

11'7" x 9'0" (3.55 x 2.76)

UPVC double glazed window to side elevation, radiator, storage cupboards, door to:

## Kitchen

15'8" x 6'4" (4.80 x 1.95)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, space for gas cooker, space for tall fridge freezer, UPVC double glazed windows to rear and side elevations, wooden door to rear garden.

## First Floor Landing

UPVC double glazed window to side elevation, doors to:

## Bedroom One

12'3" x 11'8" (3.75 x 3.56)

UPVC double glazed window to front elevation, radiator, wardrobes.

## Bedroom Two

12'5" x 12'0" (3.79 x 3.68)

UPVC double glazed window to rear elevation, radiator, vanity sink unit, built in cupboard.

## Bedroom Three

11'1" x 7'7" (3.40 x 2.32)

UPVC double glazed window to front elevation, radiator, fitted cupboard and wardrobes.

## WC

Low level WC, UPVC double glazed window to rear elevation.

## Bathroom

White suite with panel bath and electric shower over, pedestal wash hand basin, part tiled walls, radiator, two UPVC double glazed windows to rear elevation.

## Outside

Attractive mature gardens to both front and rear of the property. A driveway provides off street parking and leads to:

## Garage

19'7" x 8'2" (5.97 x 2.51)

Up and over door, side access door, glazed window to side elevation.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; E

## EPC

Environmental impact as this property produces 9.1 tonnes of CO2.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a traditional three bedroom detached family home, coming to the market for the first time in 55 years. With extensive gardens and ample parking/garage, the property is situated in a sought after location, offering access to wide ranging local amenities to include highly regarded schools, shops, Hornbeam Park railway station and the hospital.

Offering generous living space throughout, the accommodation has been well maintained by the current owner but would now benefit from updating, with the potential to extend (subject to necessary permissions) and comprises: Secure entrance porch, spacious hallway, guest WC, lounge with bay window, dining room with double doors opening to the rear garden, breakfast room/study and kitchen. A first floor landing serves three generous bedrooms, house bathroom and separate WC.

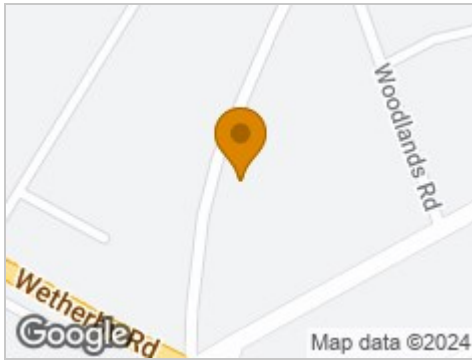
To the outside, the property has the benefit of a lawn garden to the front, a gravelled pathway with gate leads to the rear garden along one side of the property and a driveway proving ample off road parking leading to a large detached garage leads along the other side. Gated access opens to a generous rear garden laid mainly to lawn, with terrace seating area and hedging to perimeters.

We strongly recommend an early viewing to fully appreciate the attractive gardens and potential the property has to offer.

- NO ONWARD CHAIN
- Generous gardens
- Two spacious reception rooms
- Three spacious bedrooms
- Guest WC
- Well maintained but in need of updating
- Ample parking & garage
- Close to well regarded schools & Hornbeam Park railway station
- Potential to extend - subject to necessary permissions
- Breakfast room/study



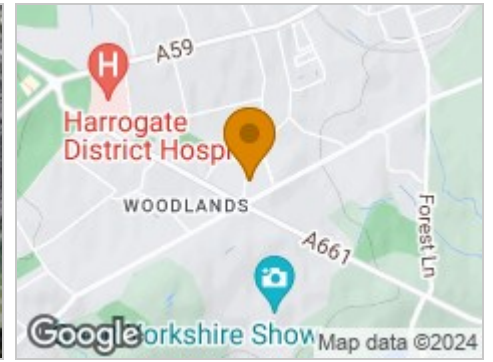
## Road Map



## Hybrid Map

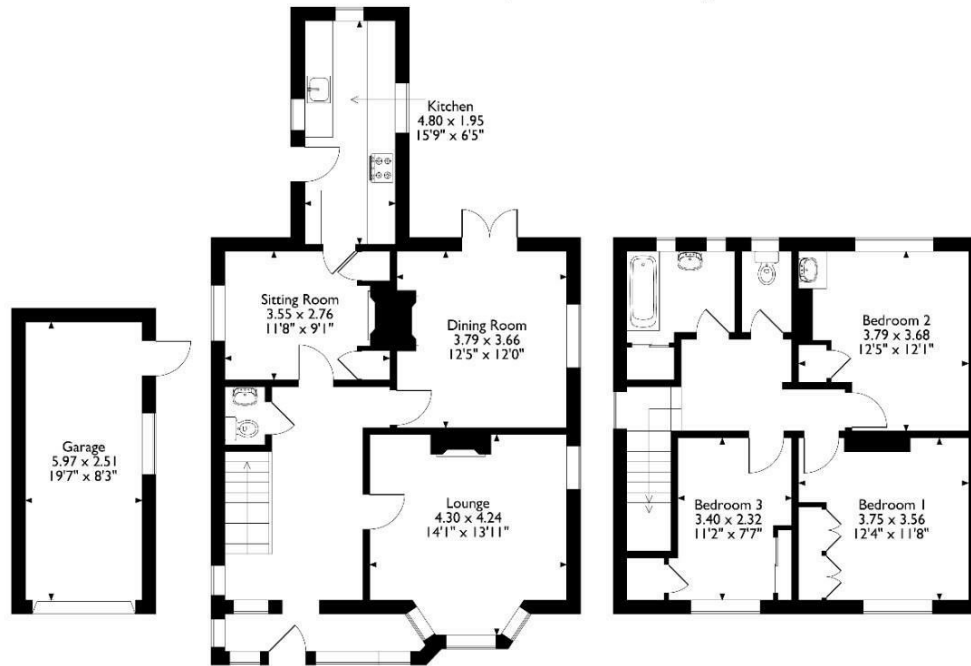


## Terrain Map



## Floor Plan

Woodlands Drive, Harrogate, HG2 7AT  
 Approximate Gross Internal Area  
 Main House = 126 Sq M/1356 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 141 Sq M/1518 Sq Ft

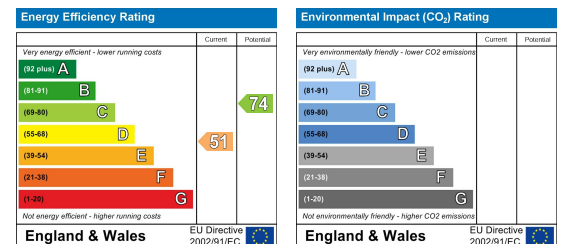


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.