



Woodfield Road, Harrogate, HG1 4JQ

- Sought after location
- Modern kitchen
- Dormer bungalow
- Easy to maintain gardens
- Viewing highly recommended
- Well presented throughout
- Log burner
- Close to local amenities
- Detached garage style store
- COUNCIL TAX BAND C



Guide Price £325,000

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DESCRIPTION

A super three bedroom dormer Bungalow now available. Modern and beautifully presented throughout the property benefits from easy to maintain gardens. Located in a popular neighbourhood close to a good range of local amenities and easy access to Harrogate Town Centre. This property is ideal for a wide range of buyers.

The property briefly comprises: Entrance into the hallway leading to a spacious open plan lounge and dining room, through to the modern and well equipped kitchen. The shower room benefits from a walk in shower, modern suite and heated towel rail. The first of the bedrooms is conveniently located on the ground floor. Stairs leading to the first floor landing with doors to the main bedroom with a recently fitted modern bathroom suite a further bedroom and a storage cupboard.

To the outside, an easy to maintain, mature front garden with hedges and flowering bedding plants. Off road parking provides ample room for two to three cars leading to a garage style store room currently divided to equip a gym. A side gate gives access to the rear garden. To the rear is an enclosed rear garden with lawn and patio seating area.

To appreciate the condition and space, we recommend an early viewing. Please call to book an appointment.

EPC

Energy rating D

The property produces 3.2 tonnes of CO2

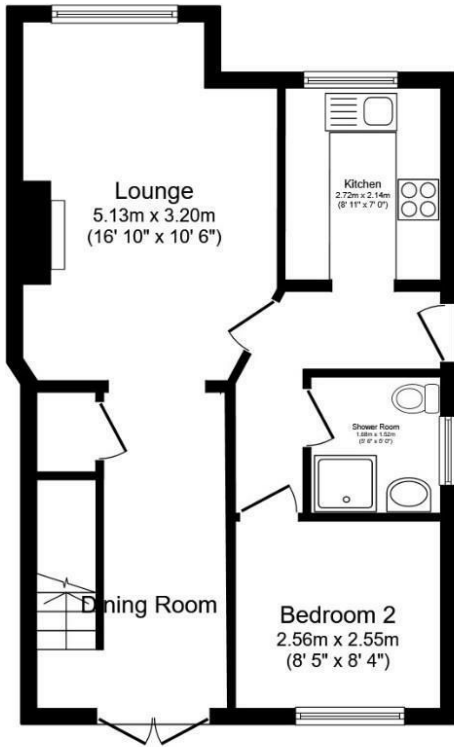
Material Information - Harrogate

Tenure Type: Freehold

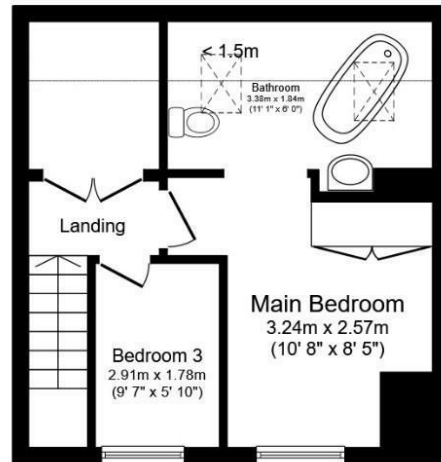
Council Tax Banding: C



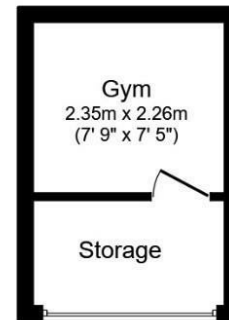




Ground Floor



First Floor



Outbuilding

Total floor area 86.0 m² (926 sq.ft.) approx
 Restricted height 3.5 m² (38 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

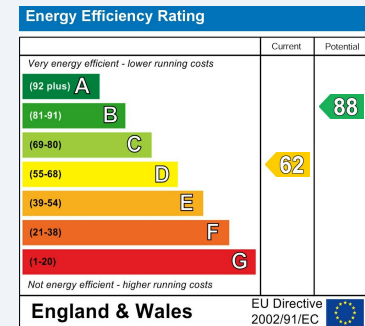
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

