



Woodlands Road, Harrogate, HG2 7AY

- Three bedroom semi-detached house in immaculate condition
- Expansive private garden ideal for outdoor living
- Garage offering additional storage
- Situated in a sought-after residential area
- Ready to move in, no renovation required
- Two bright and inviting reception rooms
- Includes a charming summer house
- Driveway provides ample off-street parking
- Perfect for families
- Council Tax Band E

Guide Price £675,000



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DESCRIPTION

Located on Woodlands Road, this delightful detached house presents an exceptional opportunity for those seeking a comfortable family home. With three generously sized bedrooms, this property offers ample space for relaxation and rest. The immaculate condition of the house ensures that it is ready for you to move in without the need for any immediate renovations.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, making it an ideal setting for modern living. The well-appointed bathroom adds to the convenience of the home, catering to the needs of a busy household.

One of the standout features of this property is the expansive private garden, which provides a serene outdoor space for both leisure and recreation. The garden is complemented by a charming summer house, offering a perfect retreat for hobbies or relaxation during the warmer months.

Additionally, the property includes a garage and a driveway, providing ample parking space and storage options. This feature is particularly valuable in a sought-after area like Harrogate, where convenience is key.

In summary, this house on Woodlands Road is a splendid choice for families or individuals looking for a well-maintained home with excellent outdoor space. Its combination of good-sized bedrooms, inviting reception areas, and a beautiful garden makes it a rare find in this desirable location. Do not miss the chance to make this lovely property your new home.



EPC

Energy rating TBC

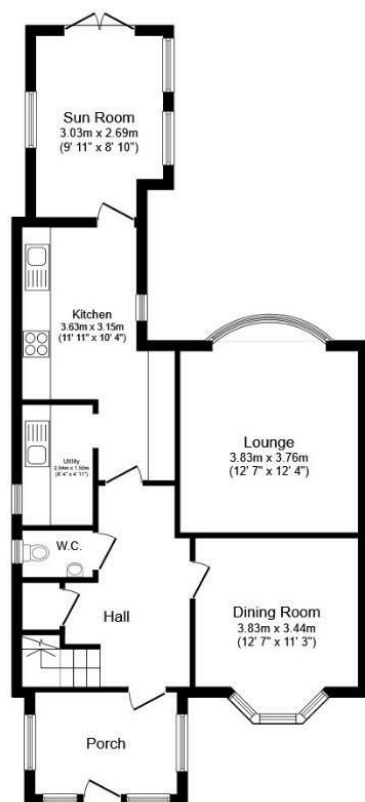
This property produces TBC tonnes of CO2

Material Information - Harrogate

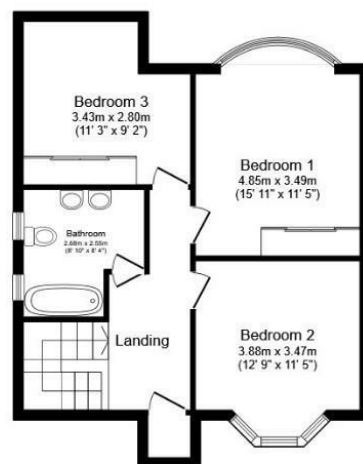
Tenure Type: Freehold

Council Tax Banding: E

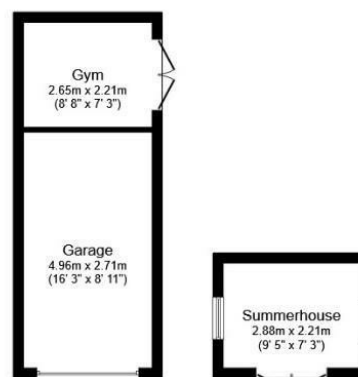




Ground Floor



First Floor



Outbuilding

Total floor area 156.9 sq.m. (1,689 sq.ft.) approx

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.