



Woodfield Road, Harrogate, HG1 4JE

£150,000

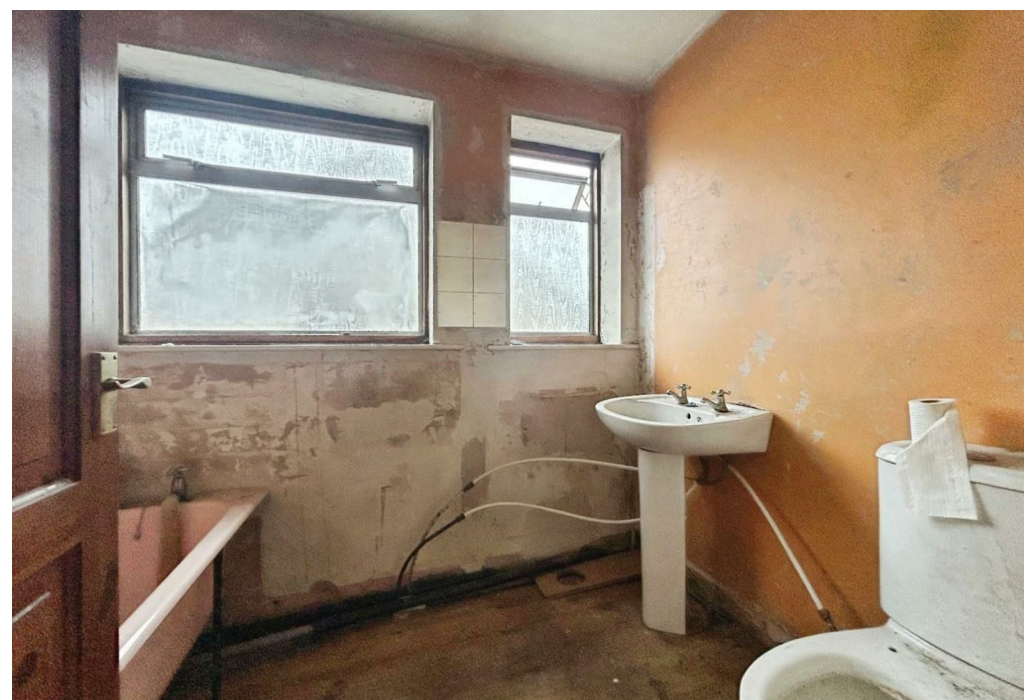


- NO ONWARD CHAIN
- Set on a generously sized plot
- Driveway parking for two vehicles
- Convenient access to local shops, amenities, and transport links
- Early viewing highly recommended
- Three bed semi-detached house located on Woodfield Road
- Spacious garden area, great potential for extension
- Perfect project property
- An exciting opportunity for first-time buyers, developers, or investors
- Council Tax Band C

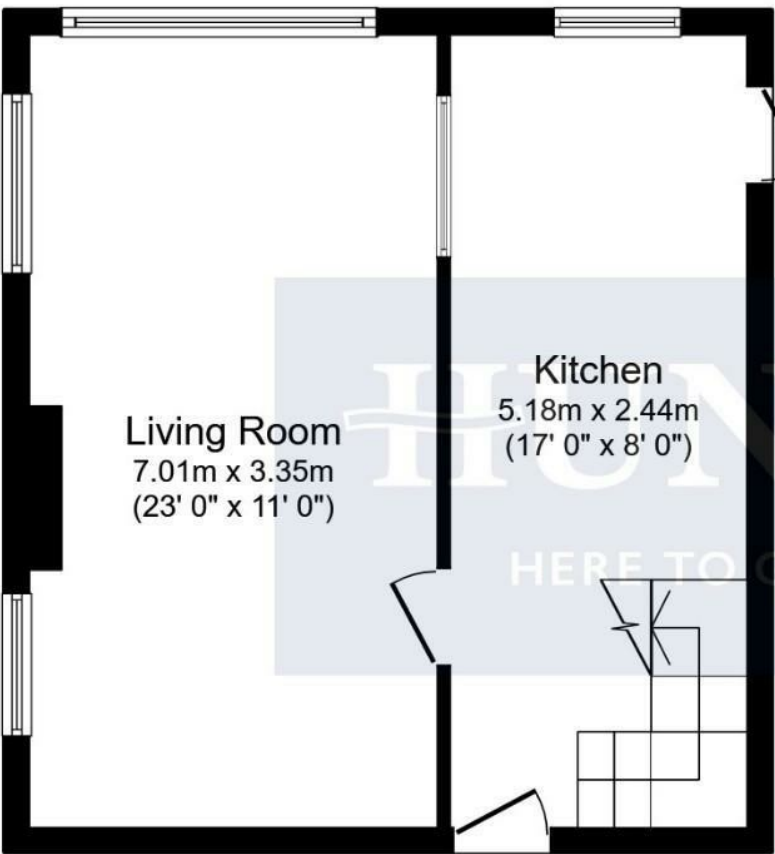
NO ONWARD CHAIN. Located on Woodfield Road an exciting opportunity for those seeking a semi-detached house with great potential.

The house is set on a good-sized plot, providing ample outdoor space and the possibility for extension, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and preferences, making it a true project for the discerning buyer.

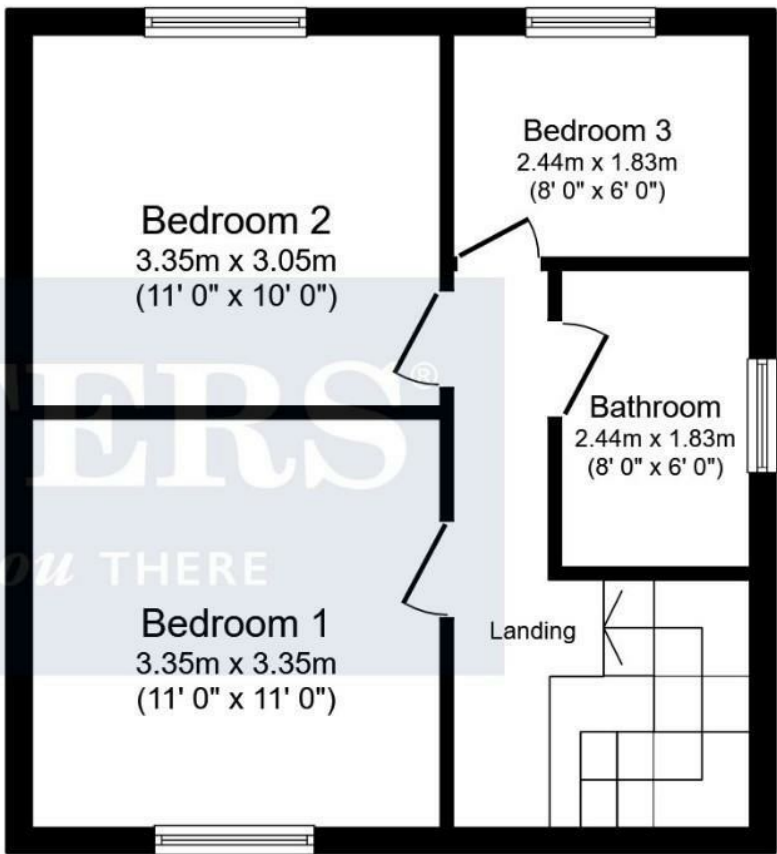
Parking is a notable advantage, with space available for two vehicles on the driveway, ensuring convenience for you and your guests. The location is also a significant draw, as Harrogate is renowned for its beautiful parks, excellent schools, and vibrant community.



217, Woodfield Road, Harrogate, HG1 4JE



Ground Floor
Floor area 38.3 sq.m. (412 sq.ft.)



First Floor
Floor area 38.3 sq.m. (412 sq.ft.)

Total floor area: 76.6 sq.m. (824 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



EPC
Energy rating TBC
This property produces TBC tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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.