

20 WOODLANDS DRIVE  
HARROGATE  
HG2 7AT





## 20 WOODLANDS DRIVE | HARROGATE | HG2 7AT

A beautifully presented and extremely spacious detached family home situated in this popular residential location, close to excellent local schools, shopping parades, supermarkets and the Hornbeam rail link for commuting to Leeds and York, with the Harrogate town centre a short distance away

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Entrance Vestibule | Entrance Hall | Living Room | Dining Room | Kitchen | Sun Room

Utility Room | Cloakroom with WC

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Six Bedrooms | Two Bathrooms

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Magnificent Enclosed Gardens | Two Garages | Detached Garden Room

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Council Tax: F | Energy Rating: TBC | Tenure: Freehold

# £800,000







**The property truly requires an internal inspection to appreciate the accommodation which has the benefit of double glazing, central heating and a carriageway drive.**

The extremely spacious accommodation comprises: Large entrance vestibule, panelled entrance hall with staircase, large dining room with bay window, stunning living room with doors leading to the rear gardens, breakfast kitchen utility room, ground floor WC and large sun room.

To the first floor there are three bedrooms and a house bathroom. On the second floor there are three further bedrooms and second house bathroom.





## OUTSIDE

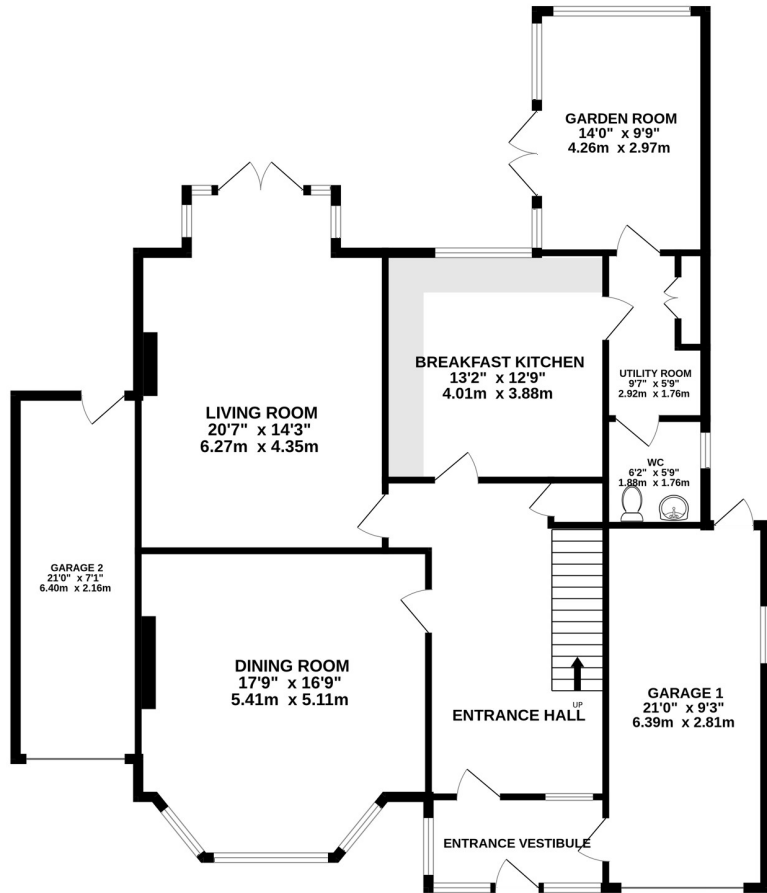
To the front of the property there is a carriageway double driveway, both leading to adjoining garages.

Access to the rear of the property is through the each of the garages, where there are beautifully kept enclosed gardens with flagged patio lawned gardens and flowering borders with mature, tall boundary hedging and specimen plants and trees, barbecue and pizza area.

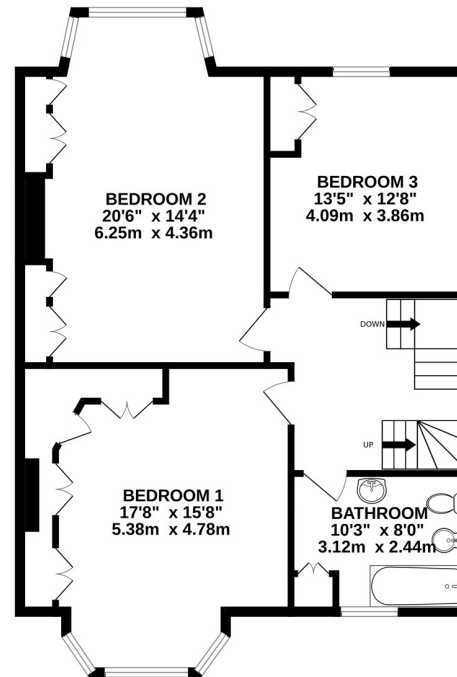
Detached garden room with power and ethernet cabling.



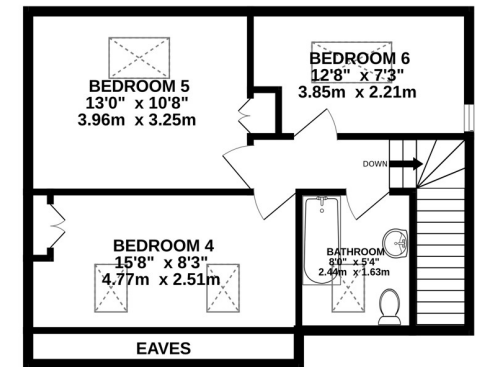
GROUND FLOOR  
1534 sq.ft. (142.5 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



2ND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 2891 sq.ft. (268.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

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