

23 WOODFIELD ROAD
HARROGATE
HG1 4LN



NICHOLLS
TYREMAN

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A fantastic opportunity to purchase this well positioned two bedroom semi-detached home situated within walking distance of local amenities and the centre of Harrogate.

Entrance Hall | Living Room | Breakfast Kitchen

Two Bedrooms | House Bathroom

Lawned Gardens

Council Tax: B | Energy Rating: D | Tenure: Freehold

Offers in the region of **£239,950**





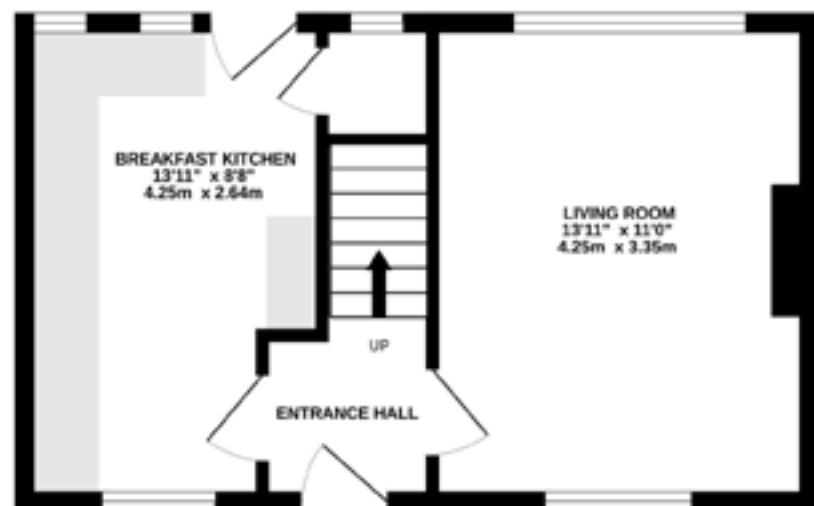
The property is offered with gas fired central heating and double glazing throughout.

The accommodation comprises; Breakfast kitchen with fitted units, understairs cupboard and spacious living room on the ground floor along with a large double bedroom, large single room and house bathroom with shower over bath, wash basin and wc on the first floor.

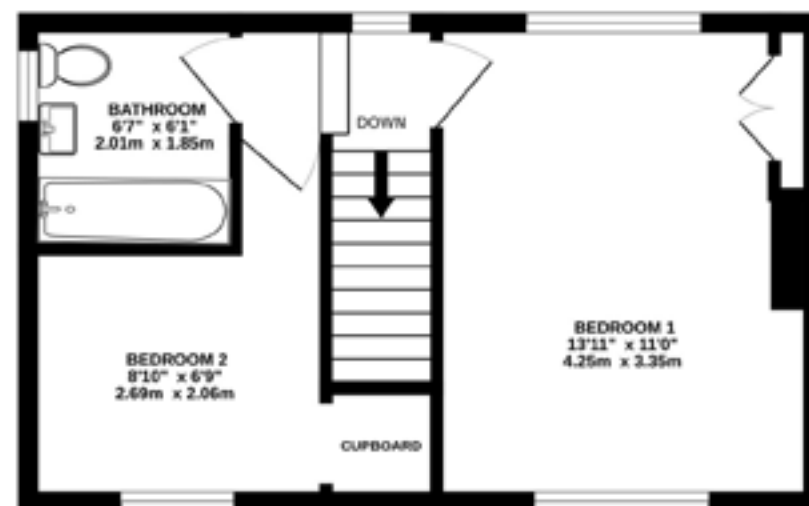
The property also comes with planning permission for a rear two storey extension which can be seen on the Harrogate Borough Council planning portal under reference:- **23/01170/FUL**

Externally the property is offered with two large garden spaces. At the front there is a private fenced garden with driveway for two cars and at the rear is a large garden laid to lawn with storage shed.

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.