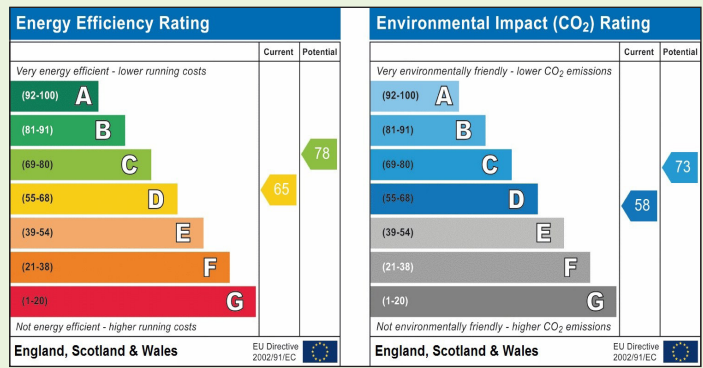


EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	1.4 miles
Railway Station	1.3 miles
Bus Route	175 metres
Airport	14.3 miles



LINKS TO 360° TOUR
<https://qr.go.page.link/hxf3Z>



14 WOODLANDS DRIVE
HARROGATE

£575,000
CHAIN FREE

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

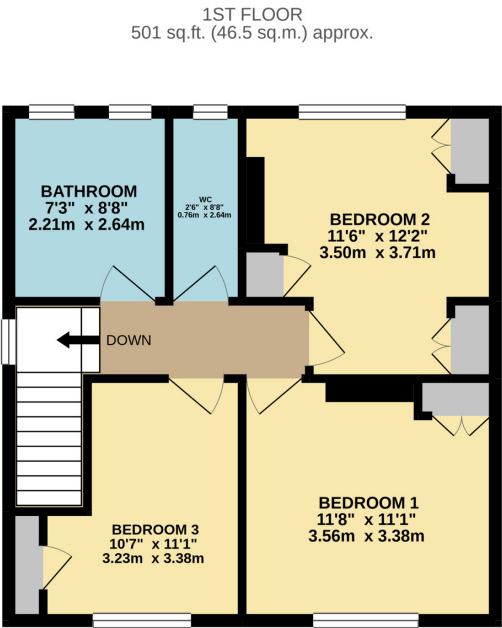
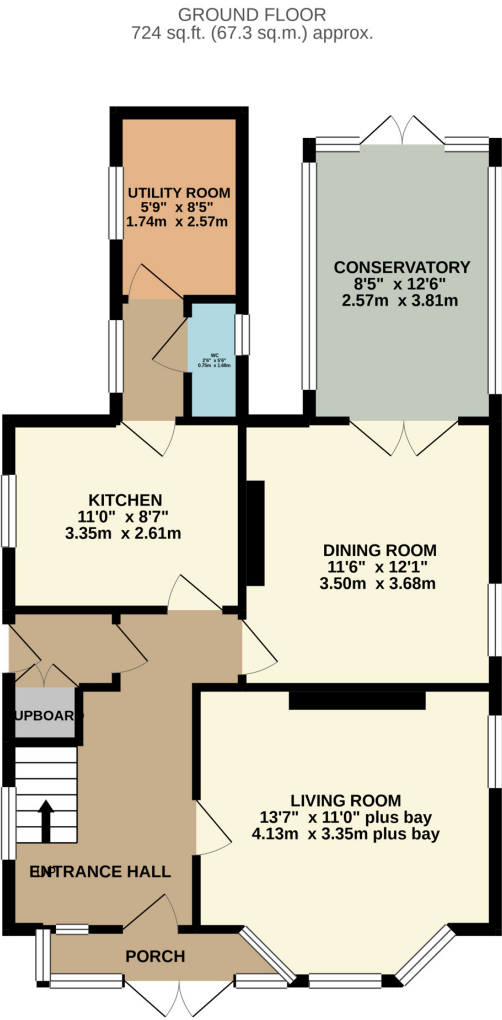
These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments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

An excellent opportunity to purchase this spacious, detached family home, located in a popular residential part of Harrogate close to excellent local schools, shopping parades, Hornbeam rail link and being within easy reach of the Harrogate town centre.

The property does now require modernisation and would ideally benefit from further extension - subject to the usual consents.It also has the benefit of double glazing, central heating and good sized gardens to front, side and rear.

The accommodation comprises: Raised entrance porch, welcoming entrance hall with staircase and side porch, large living room with bay window, kitchen, inner hallway with utility room and separate wc, good sized dining room with double opening doors to conservatory overlooking the rear gardens. To the first floor are three double bedrooms, large bathroom and separate wc.

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 1 BATHROOM
- GARDENS & GARAGE
- POTENTIAL TO EXTEND



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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INSIDE

GROUND FLOOR

Entrance Porch	
Entrance Hall	
Side Porch	
Living Room	13'7" x 11' plus bay
Dining Room	12'1" x 11'6"
Conservatory	12'6" x 8'5"
Kitchen	11' x 8'7"
Inner Hallway	
Utility Room	8'5" x 5'9"
Separate wc	5'6" x 2'1"





FIRST FLOOR

Landing	
Bedroom One	11'8" x 11'1"
Bedroom Two	12'2" x 11'6"
Bedroom Three	11'1" x 10'7"
Bathroom	8'8" x 7'3"
Separate wc	8'8" x 2'6"



OUTSIDE

To the front of the property is a garden area with pathway to the front door and large, side driveway leading to...

Garage with up and over door and personal door to side.

To the rear of the property are good sized, lawned gardens with mature boundary hedging and flowering borders.

DIRECTIONS - HG2 7AT

From Harrogate take York Place towards Knaresborough and at the roundabout take the third exit into Wetherby Road. At the traffic lights take the first left into Woodlands Drive.

COUNCIL TAX

The property has been placed in band E.

TENURE

The tenure of the property is leasehold for the remainder of a 4,000 year lease with an annual peppercorn ground rent.

AGENT'S NOTE

We are informed that the freehold is available, by separate negotiation - further details on request.