



10 Woodlands Rise, Harrogate

£325,000 Offers Over



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three bedroom semi-detached house, occupying a quiet cul-de-sac position in this popular and convenient location on the outskirts of Harrogate town centre. The property benefits from an attractive landscaped garden, driveway parking and a single garage, and is well placed for access to local amenities and well regarded primary and secondary schools. The well proportioned accommodation includes an impressive open plan reception room, modern kitchen, three bedrooms and a newly refurbished shower room, making it ideal for a range of purchasers.

OUTSIDE

A driveway provides off-road parking and leads to a single garage with light and power. To the rear of the property there is an attractive landscaped garden with lawn and paved sitting area, providing an excellent outdoor space for relaxing and entertaining.

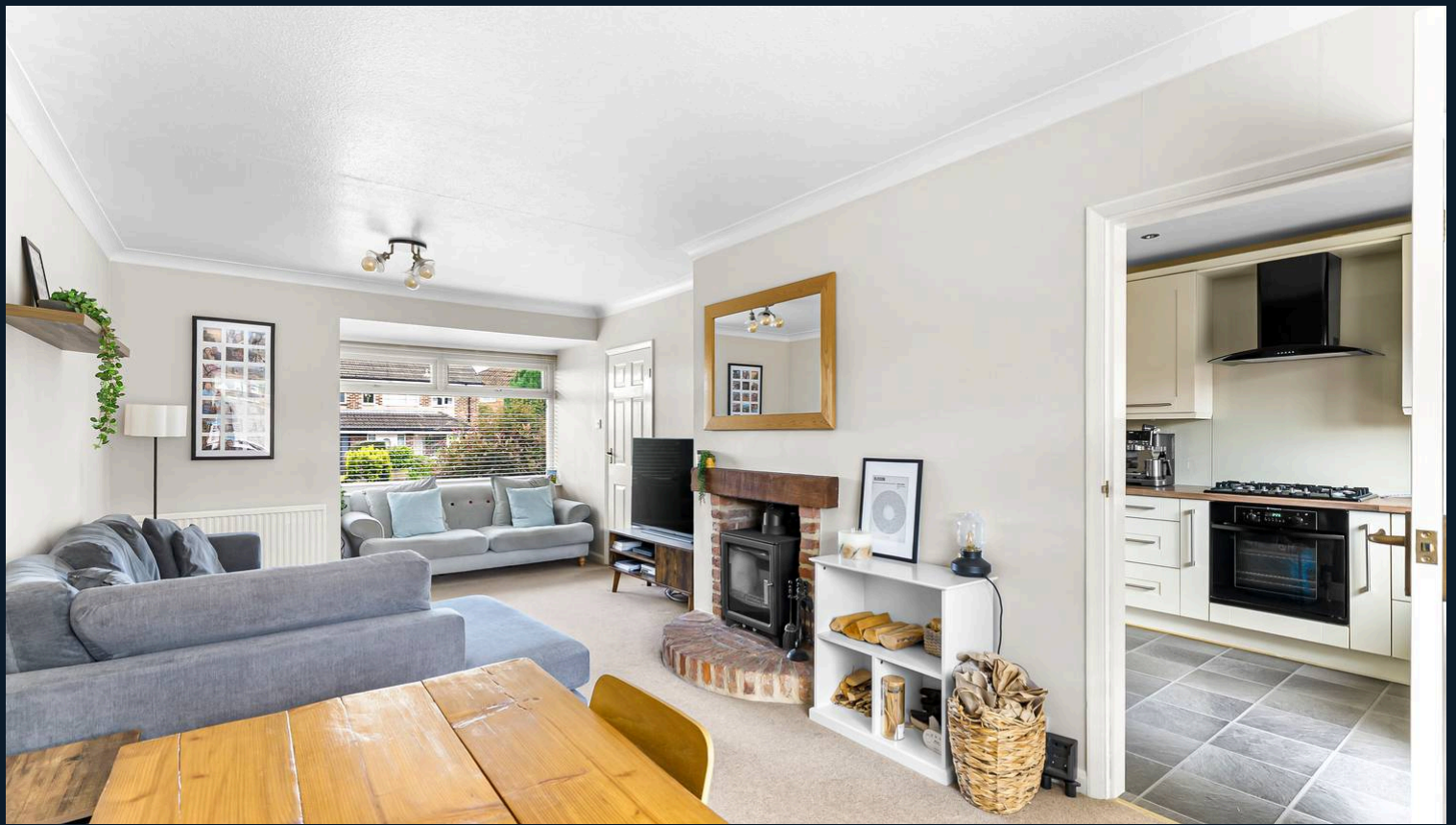
AGENT'S NOTES

The property is Long Leasehold, having the remainder of a 4,000-year lease. The ground rent is £6 per annum.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

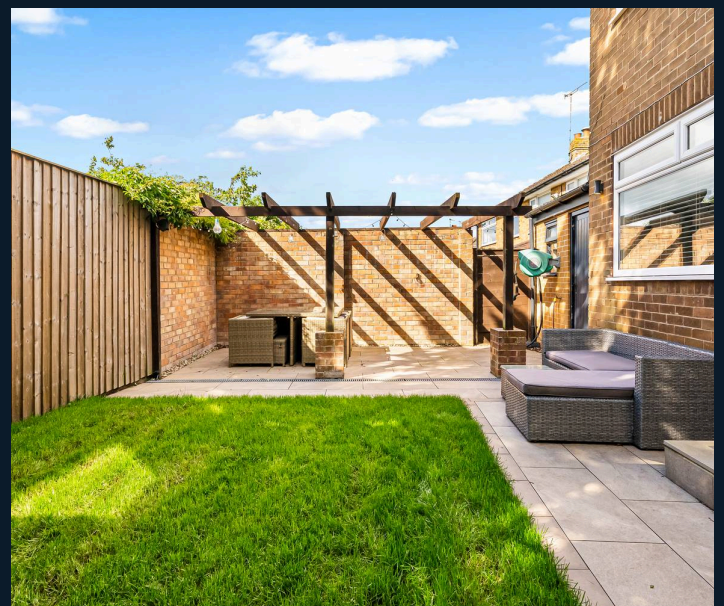


GROUND FLOOR

The accommodation opens into a spacious reception hall which leads through to a superb open-plan sitting and dining room. This generous living space features a wood-burning stove and a window overlooking the garden, creating a bright and comfortable environment for everyday living. The kitchen is fitted with a range of modern wall and base units and includes a gas hob, integrated oven, fridge freezer and space for additional appliances.

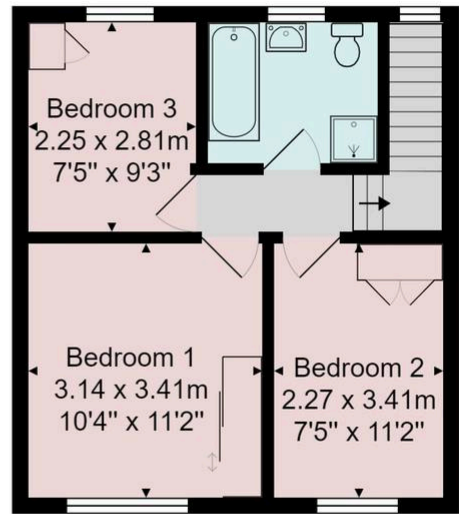
FIRST FLOOR

On the first floor there are three good-sized bedrooms, together with a newly refurbished shower room fitted with WC, washbasin set within a vanity unit and a large walk-in shower.





Ground Floor



First Floor

Total Area: 79.2 m² ... 853 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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