



## Woodfield Road, Harrogate, HG1 4JT

- Attractive end-terrace home combining comfort with modern living
- Impressive main bedroom with en suite bathroom and walk-in wardrobe
- Modern, well-equipped separate kitchen
- Private rear garden offering a peaceful outdoor retreat
- Early viewing highly recommended
- Three spacious double bedrooms, ideal for families
- Large open-plan lounge and dining area
- Convenient downstairs WC for added functionality
- Private driveway providing off-street parking for two vehicles
- Council Tax Band D

**Offers Over £315,000**



# Woodfield Road, Harrogate, HG1 4JT

## DESCRIPTION

Located on Woodfield Road, this delightful end-terrace house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The first bedroom is particularly impressive, situated on its own floor, complete with an en suite bathroom and a walk-in wardrobe, providing a private retreat.

The heart of the home features a large open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The modern separate kitchen is well-equipped, making meal preparation a pleasure. Additionally, the property boasts a convenient downstairs WC, enhancing its practicality for everyday living.

Outside, you will find a private garden to the rear, offering a tranquil space for relaxation or outdoor activities and a patio area perfect for garden furniture. There is also a gate from the garden directly to Woodfield Park, which allows for quick and easy access. The private driveway provides parking for two vehicles, a valuable asset in this sought-after area.

Located close to local amenities and public transport links, this property ensures that you are never far from the conveniences of daily life. Whether you are looking to settle down in a vibrant community or seeking a comfortable family home, this residence on Woodfield Road is a wonderful opportunity not to be missed.

EPC

Energy rating B

This property produces 2.4 tonnes of CO2

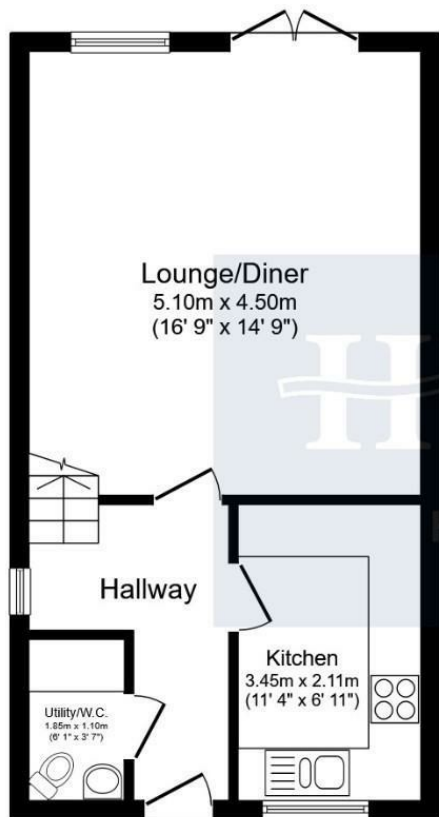
Material Information - Harrogate

Tenure Type: Freehold

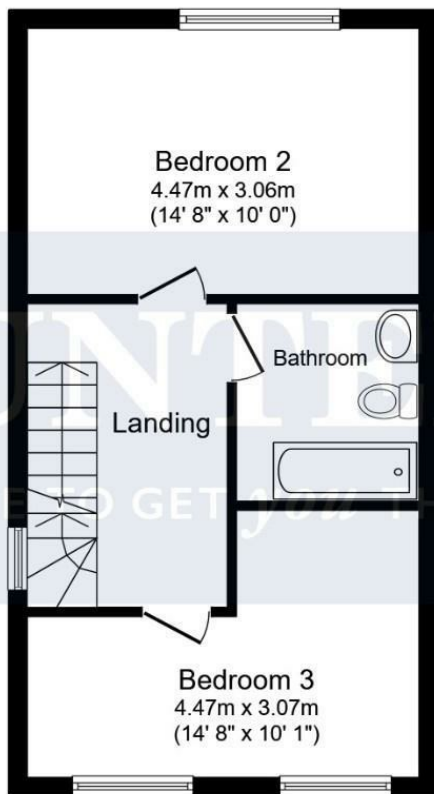
Council Tax Banding: D



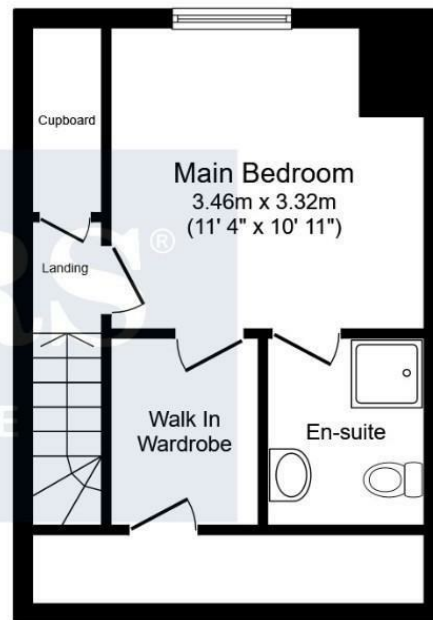




**Ground Floor**



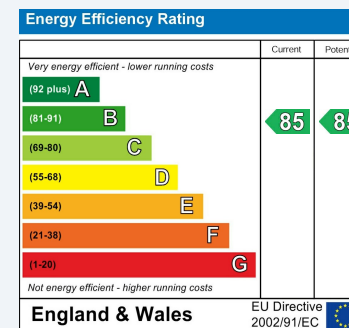
**First Floor**



**Second Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Total floor area 103.6 sq.m. (1,115 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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