



12 Woodlands Walk, Harrogate

£275,000 Leasehold



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A three-bedroom semi-detached house occupying a generous corner plot and situated in a convenient and well-established residential location, close to excellent local amenities, schools and transport links. The property offers well-proportioned accommodation and has been well maintained but now offers the opportunity to modernise the accommodation to suit their own requirements and has a driveway parking, garage and an attractive enclosed garden.

The accommodation provides flexible living space and offers excellent potential for a wide range of purchasers, including families, first-time buyers and downsizers alike.

GROUND FLOOR

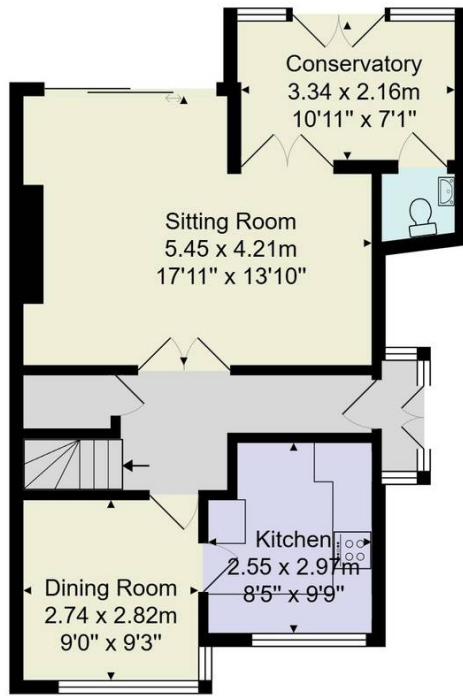
A reception hall provides access to the principal accommodation. The sitting room is a spacious reception room with glazed doors overlooking the garden and leading through to a garden room, which provides an additional sitting area and enjoys an attractive outlook over the outside space. There is a separate dining room providing an additional reception room and dining area, situated adjacent to the kitchen. The kitchen comprises a range of fitted wall and base units together with a gas hob, oven and integrated appliances. A useful downstairs WC completes the ground floor accommodation.

FIRST FLOOR

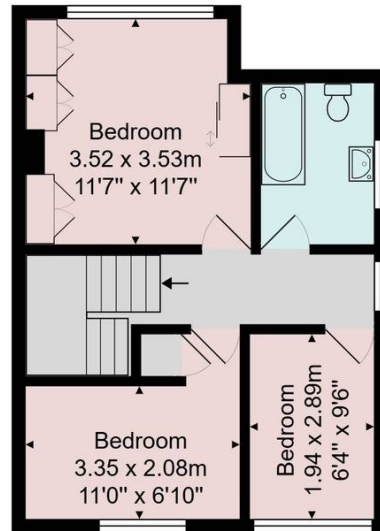
On the first floor there are three bedrooms, together with the house bathroom. The bathroom is fitted with a suite comprising WC, washbasin and bath.

OUTSIDE





Ground Floor



First Floor

Total Area: 96.2 m² ... 1036 ft²

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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