



40 Woodlands Walk, Harrogate, North Yorkshire, HG2 7BB

£365,000

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A recently refurbished four-bedroomed detached family house offering immaculately presented accommodation, appointed to a high standard throughout.

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This superb home offers beautifully presented accommodation with the benefit of an enclosed private garden to the rear with pleasant south / west aspect, full gas central heating and double glazing, plus good-sized single garage.

Situated in this popular residential location on the southeastern outskirts of Harrogate, served by well-regarded primary and secondary schools. The area is also served by a good range of shops and services and is convenient for daily travel to Harrogate, Knaresborough and Leeds etc. An internal inspection of this super family home is recommended.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Inner door leads to –

### **ENTRANCE HALL**

Under-stairs storage cupboard and central heating radiator.

### **CLOAKROOM**

Low-flush WC and washbasin with storage cupboard below. Window to front, chrome heated towel rail and extractor fan.

### **LOUNGE**

Picture window to rear and double French doors to the side leading to a private rear patio and garden. Modern wooden fireplace with marble inset and hearth and electric fire. Two central heating radiators and coved ceiling.

### **DINING AREA**

Window to rear, coved ceiling and fitted storage cupboard.

### **KITCHEN**

Window to front and exterior door to side. Extensive range of good quality fittings comprising base cupboards with work surfaces above having inset sink unit, tiled splashbacks and matching wall-mounted units. Built-in gas hob with oven below and extractor hood above. Plumbing for washing machine and space for fridge and freezer. Oak flooring, designer central heating radiator and coved ceiling.

## **FIRST FLOOR**

### **LANDING**

Window to front and fitted cupboard housing the gas-fired central heating boiler. Access hatch with pull-down ladder leading to the roof space.

### **BEDROOM 1 (PLUS DRESSING AREA)**

Window to rear and extensive range of fitted wardrobes. Coved ceiling and central heating radiator.

### **EN-SUITE BATHROOM**

Modern three-piece suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above and screen adjacent. Half-tiled walls and fully tiled shower area above bath. Chrome heated towel rail and coved ceiling.

### **BEDROOM 2**

Window to rear, central heating radiator and coved ceiling.

### **BEDROOM 3**

Window to front, central heating radiator and coved ceiling.

### **BEDROOM 4**

Window to front, central heating radiator and coved ceiling.

**BATHROOM** Window to side. Modern white three-piece suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above and screen adjacent. Three-quarter tiled walls and chrome heated towel rail.

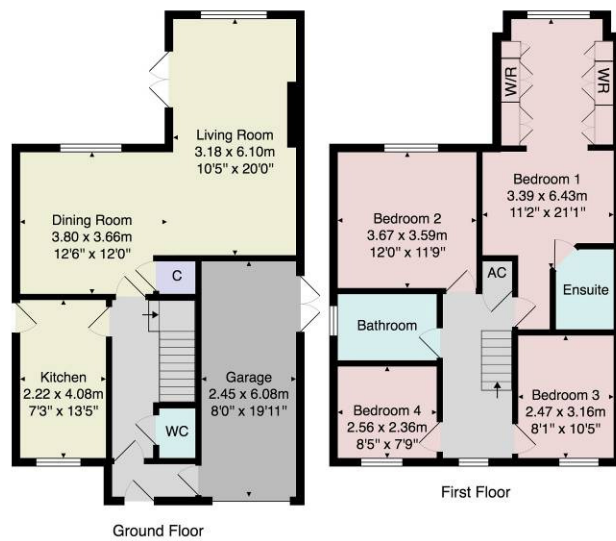
## **OUTSIDE**

Lawned garden to the front. Block-paved driveway and parking area to the front leading to an **INTEGRAL SINGLE GARAGE (20' x 8'8)** with electrically operated remote-controlled door. Internal personnel door leads to the entrance porch, double exterior doors to the side. A particular feature of the property is the private enclosed garden to the rear, having a pleasant south and westerly aspect, comprising flagged patio, rockery and elevated lawn with flower borders and raised flowerbed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 138.2 m<sup>2</sup> ... 1488 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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