



Woodfield Drive, Harrogate, HG1 4LR

- Sought-after Royal Stables development
- Recently redecorated throughout
- Private parking
- Perfect lock-up-and-leave or downsizer
- Two bedroom mid-terrace home
- Ready to move straight into
- Ideal for first-time buyers or investors
- Walking distance to Harrogate town centre

Guide Price £170,000



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DESCRIPTION

A well-presented two-bedroom mid-terrace home, situated within the popular Royal Stables development on Woodfield Drive, offering well-balanced accommodation and an excellent location close to Harrogate town centre.

Recently redecorated throughout, the property is ready to move straight into while offering a new owner the opportunity to update the kitchen in their own style over time. The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, two well-proportioned bedrooms and a house bathroom.

The property would make an ideal purchase for first-time buyers looking to get onto the property ladder, investors seeking a strong rental opportunity, downsizers wanting an easy-to-maintain home, or those searching for a secure lock-up-and-leave property.

Royal Stables is a highly regarded development, conveniently positioned within easy reach of Harrogate town centre, The Stray, supermarkets, cafés, restaurants and excellent road and rail links, making it a fantastic location for a wide range of buyers.

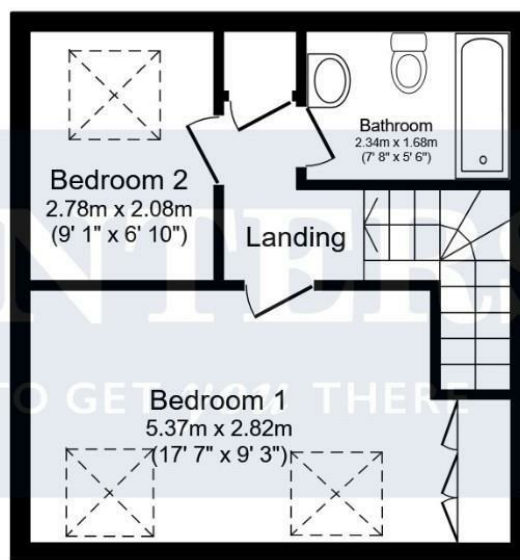
With its sought-after location, well-proportioned accommodation and move-in-ready presentation, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.



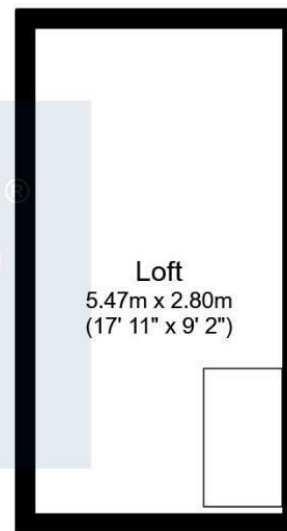




Ground Floor



First Floor



Third Floor

Total floor area 77.4 sq.m. (834 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

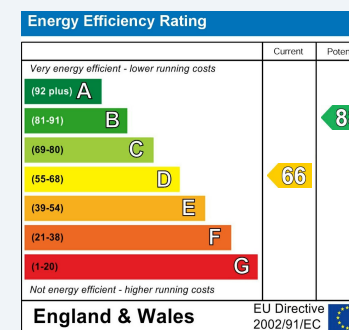
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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