





18 Woodleigh Close, Harrogate

£265,000 Guide Price

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A beautifully presented contemporary two-bedroom townhouse with driveway and enclosed garden, tucked away within a quiet private cul-de-sac, conveniently positioned close to Harrogate town centre, the amenities of Kings Road and excellent transport links.

Built in 2022 and still benefiting from the remainder of its NHBC warranty, this stylish townhouse forms part of a modern development of contemporary homes. Finished to an excellent standard throughout, the property offers immaculately presented accommodation, an enclosed rear garden with a pleasant leafy outlook and private driveway parking.

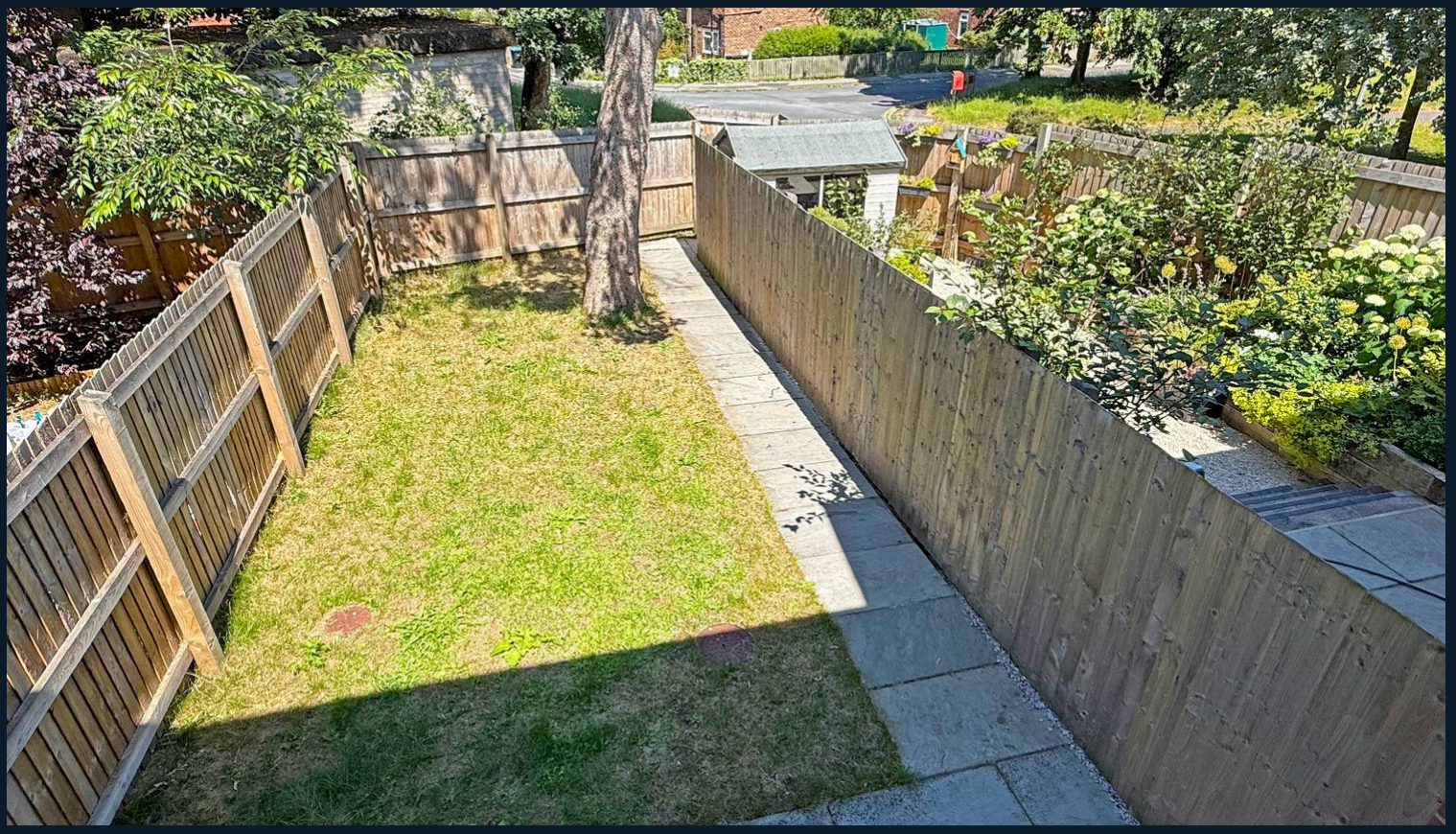
Outside, the property benefits from a private driveway providing off-street parking to the front. To the rear is an enclosed garden with a paved seating terrace and lawn, enjoying an attractive backdrop of mature trees that provides a greater sense of privacy than is often found with modern developments.

This superb home occupies a peaceful cul-de-sac position, while remaining within easy reach of Harrogate town centre, the excellent amenities of Kings Road, local schools and convenient road and rail links, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Council Tax band: B

Tenure: Freehold

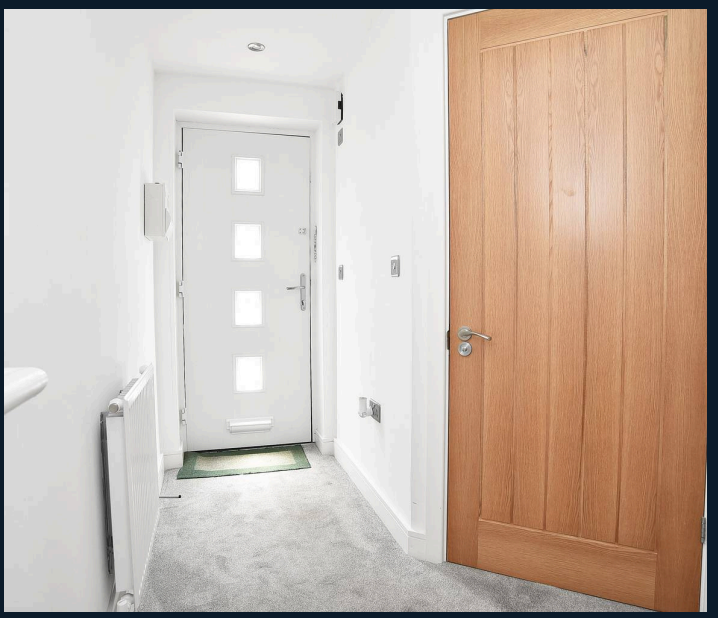
EPC Energy Efficiency Rating: B

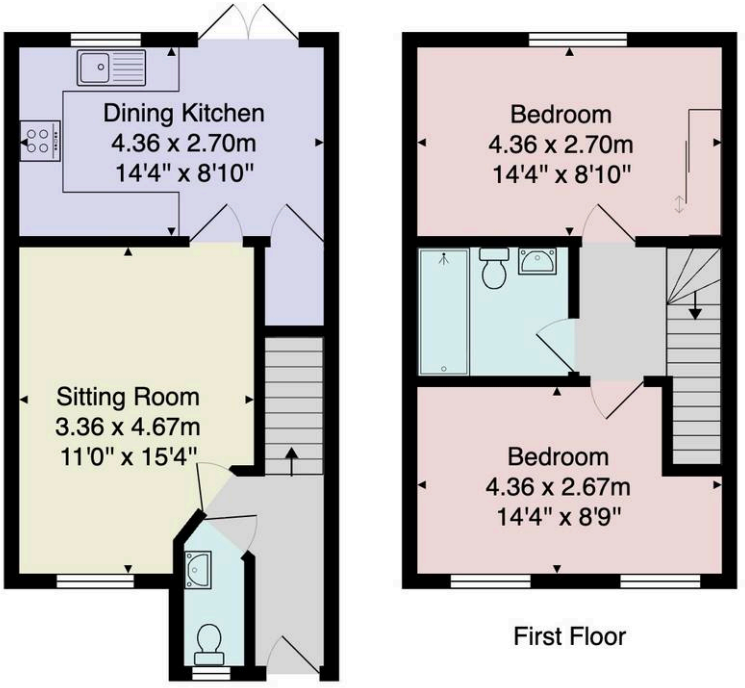


The accommodation opens into a welcoming entrance hall with staircase leading to the first floor, useful understairs storage and a contemporary guest cloakroom/WC. To the front of the property is a bright and spacious sitting room with a large window allowing an abundance of natural light to flood the space.
To the rear is an impressive dining kitchen, fitted with a stylish range of contemporary wall and base units complemented by quality work surfaces and integrated appliances, including an electric oven, induction hob with extractor hood, integrated fridge freezer and dishwasher. There is ample space for a dining table, while French doors open directly onto the rear patio and garden, creating an ideal space for everyday living and entertaining.



To the first floor, the landing leads to two generous double bedrooms, both finished in neutral tones and enjoying excellent natural light. The accommodation is served by a beautifully appointed contemporary house bathroom, fitted with a modern white suite comprising a panelled bath with rainfall shower and glazed screen, wall-hung wash basin with vanity storage, concealed cistern WC, heated chrome towel rail and stylish full-height tiling.





First Floor

Ground Floor

Total Area: 68.3 m² ... 735 ft²
All measurements are approximate and for display purposes only.
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