



11 Woodlands Walk, Harrogate

£425,000

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A spacious and well presented three bedroom detached family home, occupying a generous plot in this convenient residential location, well served by local amenities and within easy reach of Harrogate town centre. The property offers well-proportioned accommodation throughout together with attractive gardens, ample parking, a garage and useful outbuildings. The property benefits from gas central heating.

The generous room sizes and excellent outside space make this an ideal family home, offering further potential for future extension or reconfiguration, subject to the necessary consents. Offered for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

A welcoming and particularly spacious reception hall provides access to the principal accommodation and there is also a useful downstairs cloakroom fitted with a WC and washbasin. The lounge is a generous reception room featuring a bay window and an attractive fireplace with a living flame gas fire. There is a separate dining room, which has been extended, to create an excellent space for family dining and entertaining, enjoying a pleasant outlook over the rear garden. The extended space can also be used as a home office. The kitchen, from Interiors of Harrogate, is fitted with a modern range of wall and base units incorporating an electric hob, double oven and integrated fridge freezer.

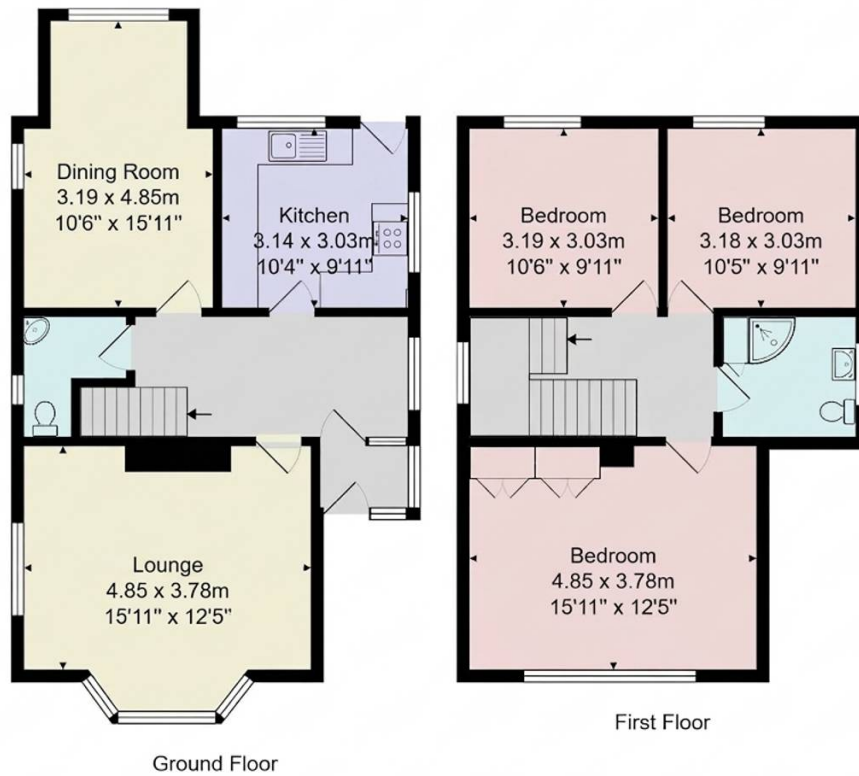
FIRST FLOOR

On the first floor there are three good-sized bedrooms. The accommodation is served by a modern shower room fitted with a white suite comprising a WC, washbasin and walk-in shower.

OUTSIDE

The property occupies a generous plot with attractive gardens to the front and rear. A driveway provides ample off-road parking and leads to a garage with electric up-and-over door. The rear garden is mainly laid to lawn with a paved patio, well-stocked planted borders and a timber garden shed, creating an excellent outdoor sitting and entertaining space. There are also two outside store cupboards.





Total Area: 113.8 m² ... 1225 ft²

All measurements are approximate and for display purposes only.

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