



Woodleigh Close, Harrogate, HG1 4FS

- Stylish modern two bedroom end townhouse
- Landscaped rear garden with peaceful outlook
- Modern kitchen/diner with Bosch appliances
- Two generous double bedrooms
- Upgraded throughout by the current owner
- Two parking spaces + EV charging point
- Built in 2022 with NHBC warranty
- Walking distance to Harrogate town centre

Guide Price £295,000



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DESCRIPTION

A beautifully presented modern two bedroom end townhouse, located within a quiet private cul-de-sac and within easy reach of Harrogate town centre, Kings Road amenities and excellent transport links.

Built in 2022 and still benefiting from the remaining NHBC warranty, this stylish home has been upgraded throughout by the current owner and is ready to move straight into.

The property offers well-proportioned accommodation throughout, starting with a welcoming entrance hall, useful downstairs WC and a bright reception room with a large window allowing plenty of natural light.

To the rear is a superb modern kitchen/diner fitted with contemporary units, integrated Bosch appliances, LED lighting and an induction hob. The dining area opens directly onto the landscaped rear garden via double doors, creating a fantastic space for entertaining.

The first floor provides two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes. The second bedroom has been thoughtfully enhanced with a custom fitted desk and shelving, making it ideal for working from home or flexible use. The modern bathroom completes the accommodation.

Externally, the property benefits from a standout landscaped rear garden finished with attractive Yorkshire stone, raised sleeper beds, established planting, patio seating area and useful garden shed. There is also additional garden space to the side with gated access, offering further potential.

A particular highlight is the peaceful outlook to the rear, overlooking the surrounding grounds of the Grade II listed Grove House, providing a surprisingly tranquil setting whilst remaining close to the town centre.

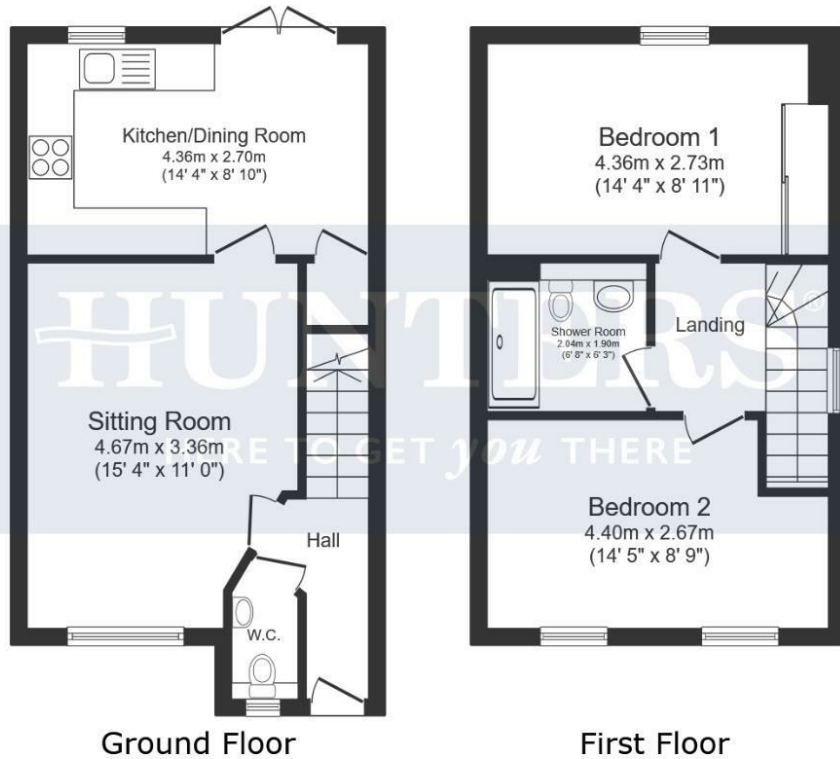
To the front, the property benefits from parking for two vehicles, an EV charging point and a smart landscaped frontage.

This fantastic home would suit a range of buyers including first time buyers, couples and young families looking for a modern, low maintenance property in a highly convenient Harrogate location.





19, Woodleigh Close, Harrogate, HG1 4FS, GB



Total floor area: 68.3 sq.m. (735 sq.ft.)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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