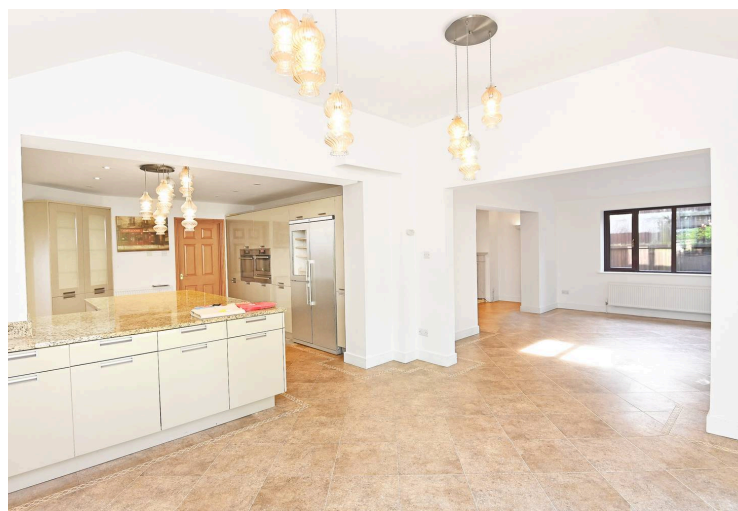




11 Woodlands Road, Harrogate

£825,000 Guide Price



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An extended four/five-bedroom detached home occupying a generous plot on a quiet road on the south-eastern outskirts of Harrogate. The impressive ground-floor layout centres on a flowing open-plan kitchen, dining and sitting space, while outside there is ample off-street parking and an enclosed lawned garden. Local primary and secondary schools, shops and everyday amenities are all close by.

The property extends to approximately 2,111 sq ft. To the front, a block-paved driveway provides ample off-street parking, framed by established hedging and mature trees. The enclosed rear garden offers a broad lawn, paved patio and established hedge borders, with a garden shed set to one side.

The property occupies a desirable position, well placed for both Harrogate and Knaresborough. Popular primary and secondary schools, supermarkets and a range of local amenities are within walking distance, while nearby railway stations provide convenient links further afield.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

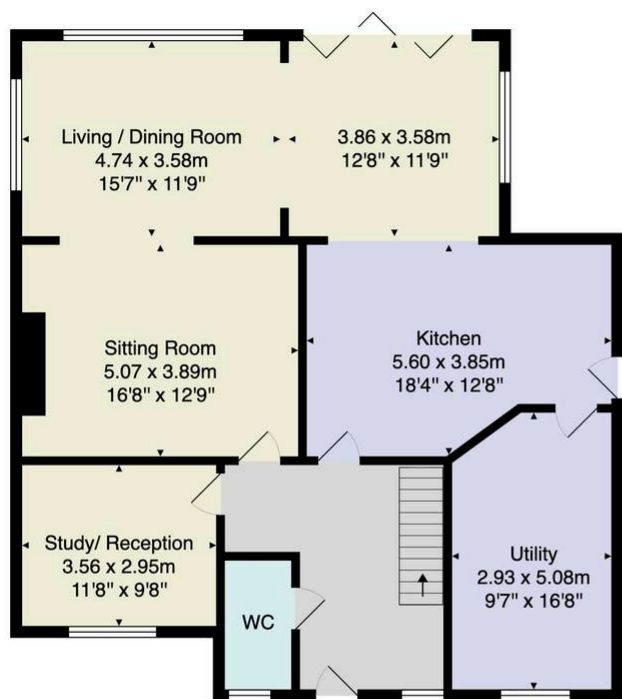
EPC Environmental Impact Rating: D



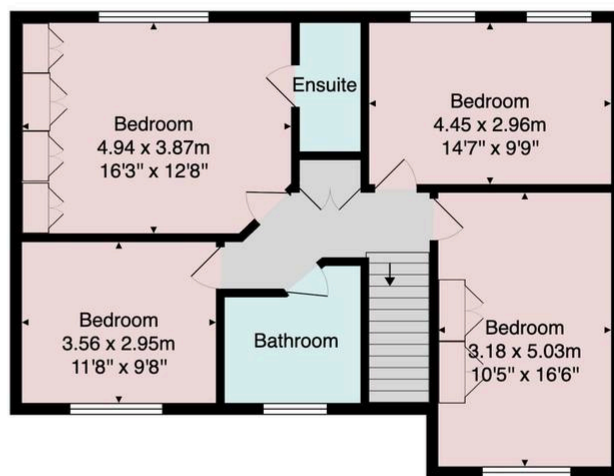
The entrance hall has stairs to the first floor and access to a ground-floor WC. The real hub of the house is its generous open-plan living space, with the kitchen, dining and sitting areas flowing together in a wraparound layout. The kitchen is fitted with a central island, granite work surfaces and integrated appliances. A feature fireplace adds character to the sitting area, while bi-fold doors open onto the rear garden. A large utility room provides useful additional storage and laundry space. Completing the ground floor is a study/reception room, which could also be used as a fifth bedroom.

The first floor has four double bedrooms. The principal bedroom is particularly spacious, with extensive fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a house bathroom with a bath and shower over, washbasin, WC and bidet.





Ground Floor



First Floor

Total Area: 196.1 m² ... 2111 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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