



Woodleigh Close, Harrogate HG1 4FS

welcome to

Woodleigh Close, Harrogate

MODERN and WELL PRESENTED THREE BEDROOM SEMI DETACHED settled on a new build estate, with DRIVEWAY, MATURE REAR GARDEN, LOUNGE, DOWNSTAIRS WC, BEAUTIFUL OPEN PLAN KITCHEN/DINER with BI-FOLDS, MODERN HOUSE BATHROOM and ENSUITE to master bedroom.

Entrance Hall

Door to the front, stairs leading to the first floor landing, storage cupboard. Doors leading to the downstairs WC, lounge and kitchen/diner.

Downstairs Wc

Low level flush WC, wash hand basin, part tiled walls, tiled floor, gas central heating radiator, double glazed window to the front.

Lounge

Double glazed window to the front, gas central heating radiator.

Open Plan Kitchen/Diner

Fabulous open plan kitchen/diner, having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven and microwave, induction hob, fitted extractor fan, integrated fridge freezer and washer/dryer, breakfast island with drawers, spotlights, tiled floor, double glazed window to the rear, double glazed skylight and double glazed Bi-Folding doors leading out to the rear garden.

First Floor Landing

Loft access with pull down ladder, boarded with lighting.

Bedroom One

Double glazed window to the rear, gas central heating radiator, fitted wardrobes and cupboards, access into the ensuite.

Ensuite

A modern ensuite with shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, tiled walls, double glazed window

to the side.

Bedroom Two

Double glazed window to the front, gas central heating radiator, fitted wardrobes and cupboards.

Bedroom Three

Double glazed window to the front, gas central heating radiator.

House Bathroom

A modern three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, tiled floor and walls.

Exterior

Driveway providing ample off street parking, lawned garden to the front with pathway leading to the front door and to the rear is a mature garden with paved seating area, wild flower garden, mature plants and shrubs, electric socket, garden shed and greenhouse.





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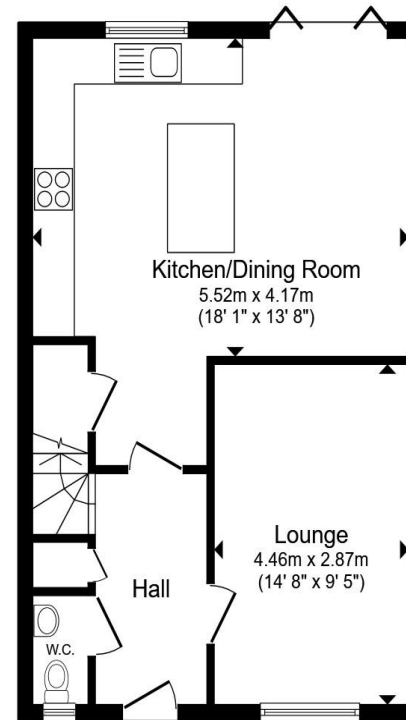
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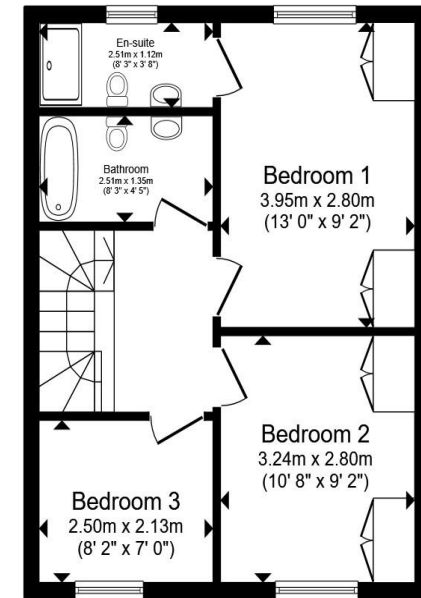
- Three bedroom semi detached home
- Modern and well presented throughout
- Fabulous open plan kitchen/diner
- Downstairs WC
- Enclosed rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers over
£350,000



Ground Floor



First Floor

Total floor area 86.9 m² (936 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 www.propertybox.io



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Property Ref:
HRG107955 - 0003

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