



23 Woodlands Walk, Harrogate, North Yorkshire, HG2 7BB

£290,000

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A spacious three-bedroom semi-detached property with driveway and a good-sized garden, situated in a quiet and convenient location close to local amenities.

This super property provides an ideal opportunity for purchasers to update and modernise the accommodation to suit their own requirements. The current accommodation provides on the ground floor a spacious hall, sitting room, dining room, conservatory and kitchen as well as a further room which could be used as an office or snug, plus a separate utility room. Upstairs, there are three good-sized bedrooms and a bathroom.

The property is situated along a quiet road just off Hookstone Chase, a convenient location to the east side of Harrogate, close to a range of local amenities including shops and schools, and has easy access to Knaresborough and Wetherby, the southern bypass and the A1(M).





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front.

KITCHEN

With a range of wall and base units with worktop and breakfast bar. Window to rear.

DINING ROOM

A further reception room. Open plan to the conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

STUDY/SNUG

A further ground floor room providing versatile accommodation with a range of potential uses with window to front.

UTILITY ROOM

A useful space with space and plumbing for appliances and window and glazed door to rear. Useful storeroom.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A further good-sized bedroom with window to front.

BATHROOM

With a WC, basin, bath and shower. Windows to rear.

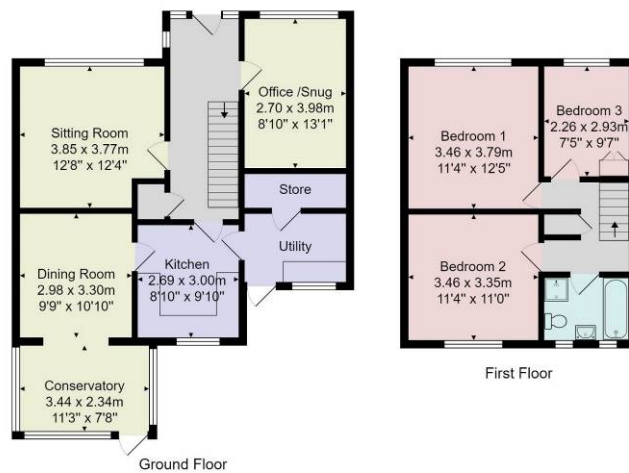
OUTSIDE

The property occupies a good-sized plot and has an attractive lawned garden to the side and rear with various paved and decked sitting areas. The driveway to the front provides ample off-road parking.



Council Tax Band - C





Total Area: 116.1 m² ... 1249 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(20-29) A		
(81-90) B			(30-39) B		
(69-80) C			(40-49) C		
(55-68) D			(50-59) D		
(39-54) E			(60-69) E		
(21-38) F			(70-79) F		
(1-20) G			(80-89) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	