



7 Woodlands Close, Harrogate, North Yorkshire, HG2 7AZ

£350,000

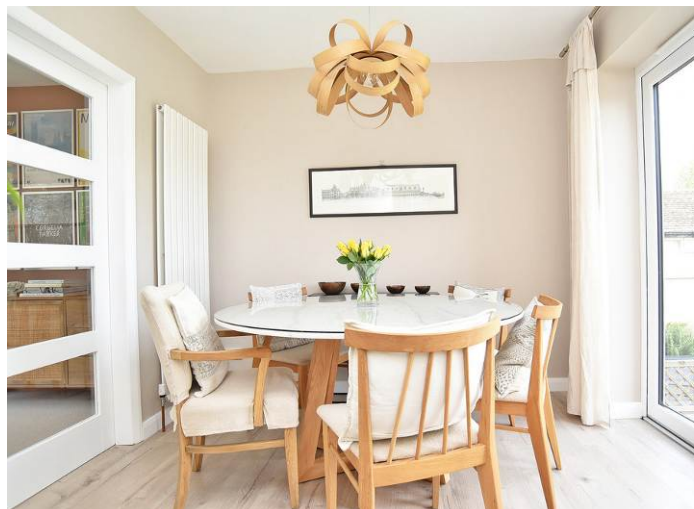
7 Woodlands Close, Harrogate, North Yorkshire, HG2 7AZ

A beautifully presented three-bedroom family home with attractive garden and useful garden room / office, located in a sought-after area close to local schools, railway station and just a short distance from Harrogate town centre.

This spacious property offers a large reception hall, a generous sitting room with bay window and electric fire, and a separate dining room with newly fitted glazed doors opening to the garden. The modern kitchen is well-equipped with appliances, including electric cooker, induction hob and dishwasher. A ground-floor cloakroom with WC and washbasin completes the downstairs. Upstairs, there are three good-sized bedrooms and a stylish bathroom with a white suite. A pull-down ladder gives access to a part-boarded loft, offering excellent additional storage.

Outside, the property benefits from a block-paved driveway and an attractive rear garden with lawn, patio areas, and a timber shed. A standout feature is the fully insulated garden room, ideal as a home office or extra living space, complete with power, heating, lighting, and glazed doors to the garden. An early viewing is recommended to appreciate the space and location this home offers.





GROUND FLOOR

RECEPTION HALL

A very spacious reception hall with an under-stairs cupboard.

SITTING ROOM

A large reception room with a bay window and a wall-mounted electric fire.

DINING ROOM

Featuring newly fitted glazed doors leading to the garden.

KITCHEN

Fitted with a range of modern units, including an induction hob, double oven, integrated dishwasher, and space for a washing machine.

CLOAKROOM

Fitted with a WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A modern white suite comprising a WC, washbasin set within a vanity unit, and a bath with shower over. Fully tiled walls and floor. Heated towel rail.

LOFT

A pull-down ladder provides access to a part-boarded loft offering useful storage space.

OUTSIDE

A block-paved driveway provides parking. To the rear of the property there is a good-sized and attractive garden with lawn and paved sitting areas. Timber garden shed.

GARDEN ROOM

There is a substantial fully insulated garden room providing an excellent outdoor sitting area or work-from-home space with light, heating and power, and glazed doors leading to the garden.

Tenure - Freehold

Council Tax Band - C



Ground Floor

First Floor

Total Area: 93.3 m² ... 1005 ft² (excluding garden room)

All measurements are approximate and for display purposes only.
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