



Woodlands Grove, Harrogate, HG2 7BG

- Located in the desirable Woodlands Grove area
- Four generously sized bedrooms
- Patio doors leading directly to a large, private garden
- Expansive garden perfect for entertaining and outdoor relaxation
- Close to local amenities, schools, and transport links
- Spacious detached family home
- Main bedroom with private en suite bathroom
- Practical utility room with additional access to the garden
- Garage providing storage and driveway parking for multiple vehicles
- Council Tax Band D

Guide Price £400,000



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DESCRIPTION

Situated in the charming area of Woodlands Grove, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, the property is ideal for families seeking space and convenience. The main bedroom is particularly appealing, featuring an en suite bathroom that adds a touch of luxury to daily routines.

The heart of the home is the open plan lounge and dining area, which is bathed in natural light thanks to the patio doors that lead directly into the expansive garden. This outdoor space is perfect for entertaining or simply enjoying the fresh air. The kitchen, conveniently located next to the dining room, is a separate room that provides a functional cooking space, complemented by a utility room that includes a back door for easy access to the garden.

In addition to the well-appointed living spaces, the property boasts two bathrooms, ensuring that there is ample convenience for all residents. A downstairs WC adds to the practicality of the home, making it ideal for guests and family alike. The garage offers additional storage options, while the private driveway provides parking for multiple vehicles, enhancing the overall appeal of this delightful residence.

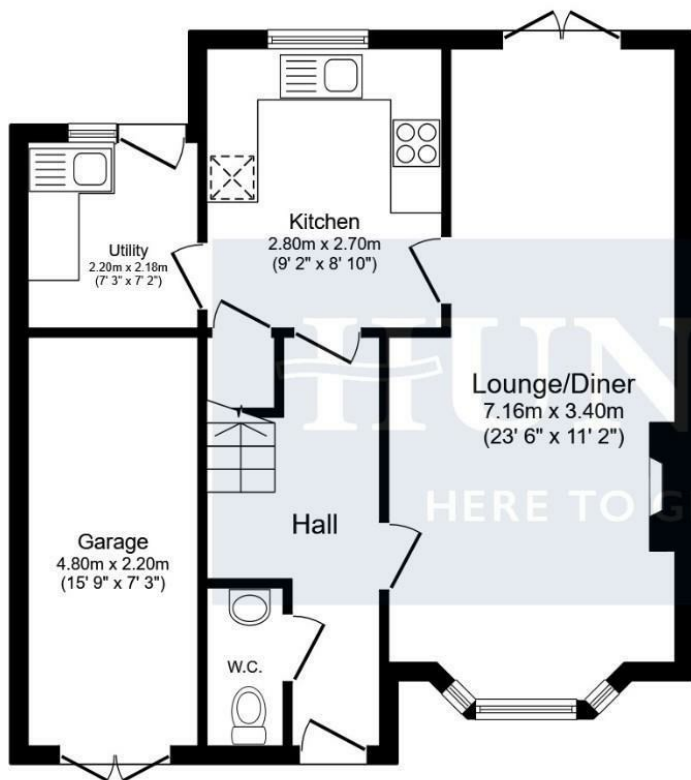
Situated close to local amenities, excellent transport links, and well-regarded schools, this property is perfectly positioned for both convenience and community. Whether you are looking for a family home or a peaceful retreat, this house in Harrogate is a wonderful opportunity not to be missed.



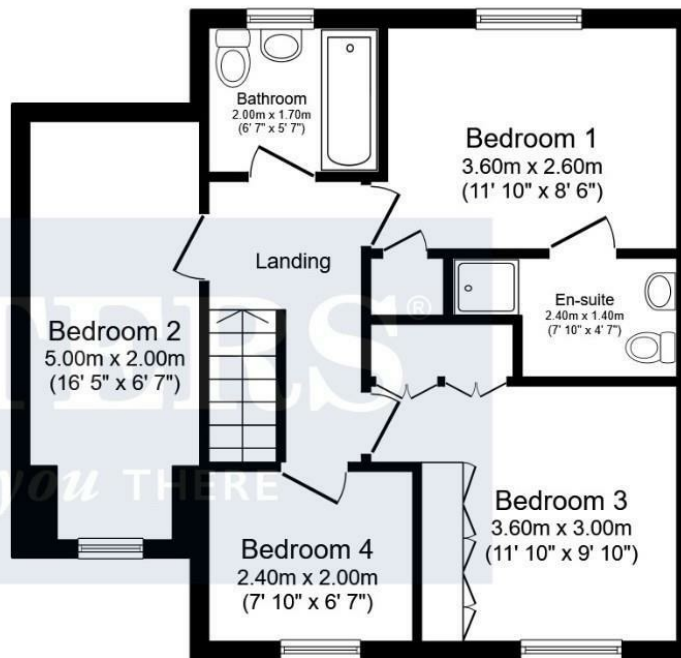
EPC
Energy rating D
This property produces 4.2 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: D





Ground Floor



First Floor

Total floor area 107.2 sq.m. (1,153 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 propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

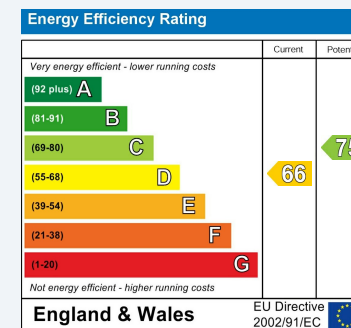
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

