



Woodfield Road, Harrogate, HG1 4LN

- No onward chain
- Private entrance
- Modern fitted kitchen
- Well presented throughout
- Access to communal gardens
- First-floor apartment
- One double bedroom
- Updated throughout by the current owners
- Useful outdoor storage
- Convenient location close to Harrogate town centre and local amenities

Guide Price £125,000



Woodfield Road, Harrogate, HG1 4LN

DESCRIPTION

No Onward Chain. Located on Woodfield Road, this first-floor apartment offers well-presented accommodation in a convenient Harrogate location. Having been updated throughout, the property is likely to appeal to a range of purchasers, including first-time buyers and investors.

The accommodation comprises a bedroom, a living room, a modern fitted kitchen with appliances and a bathroom, loft space, providing a practical layout for everyday living, double glazed throughout and a Worcester Combi Boiler. The property also benefits from its own private entrance, offering a degree of independence from neighbouring properties.

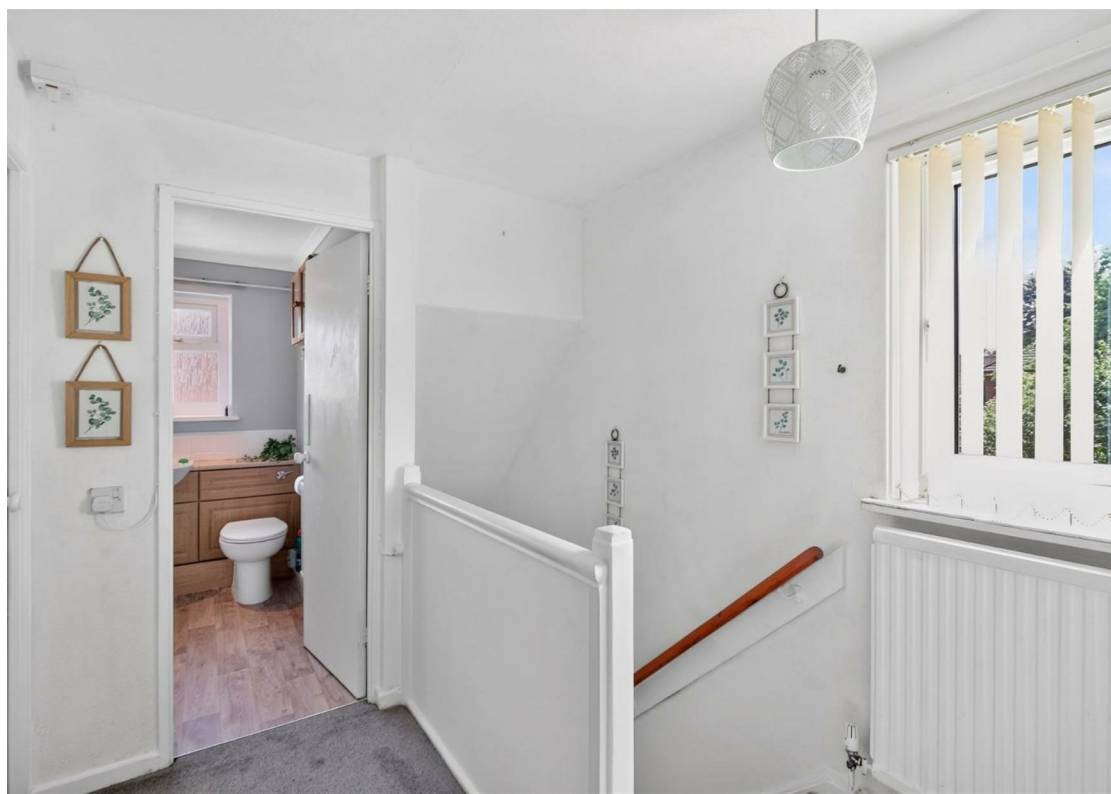
The apartment has been updated by the current owners and is presented to a good standard throughout, allowing a purchaser to move straight in with minimal work required. The modern kitchen and overall condition of the property make it a practical and low-maintenance option.

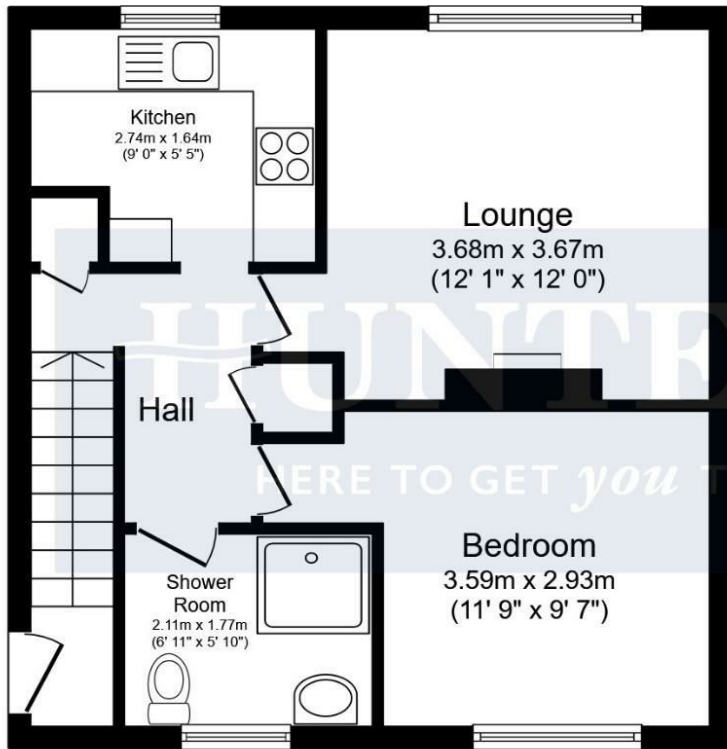
Externally, there is useful outdoor storage and access to communal gardens, providing shared outdoor space for residents to enjoy. Along with an external store cupboard.

Woodfield Road is well placed for access to Harrogate town centre, local amenities, transport links and a range of shops, cafés and restaurants.

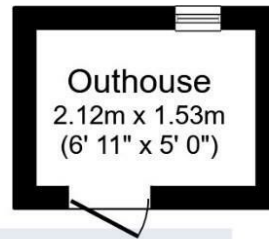
Offered for sale with no onward chain, the property presents an opportunity to acquire a home or investment property in a well-established residential area of Harrogate.







First Floor



Outbuilding

Total floor area 43.7 sq.m. (470 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

