



Woodlands Road, Harrogate, HG2 7AY

- NO ONWARD CHAIN
- Off-street parking
- Ideal family home
- Viewing highly recommended
- Sought after location
- Single Garage
- Ample space throughout

Guide Price £800,000



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DESCRIPTION

Offered with No Onward Chain – Spacious Six-Bedroom Detached Home

An exciting opportunity to acquire a substantial and versatile detached residence, occupying a prime and convenient location. Offering over 1,800 sq ft of flexible accommodation arranged across three floors, this modern home is ideally suited to growing families or investors.

The property offers excellent scope for improvement and customisation. The accommodation briefly comprises:

Entrance Porch leading to a spacious central reception hall with a guest W.C. and useful under-stairs storage.

Generous Sitting Room, open to the rear-facing dining room – ideal for entertaining or family living.

Breakfast Kitchen with adjoining Utility Room and direct access to the rear garden.

A further Reception Room offers flexibility as a second lounge, playroom, or home office.

First Floor:

Four well-proportioned double bedrooms, two of which benefit from en-suite facilities, along with a family bathroom.

Second Floor:

Two additional double bedrooms with eaves storage, ideal for use as bedrooms, guest rooms, or home offices.

Exterior:

To the front, a gated driveway provides ample off-street parking and leads to a detached single garage at the rear. A private rear garden offers a secure outdoor space perfect for children, pets, or further landscaping.

With excellent renovation potential and adaptable accommodation, this property represents a rare and rewarding opportunity. Early viewing is highly recommended to appreciate all that this home has to offer.





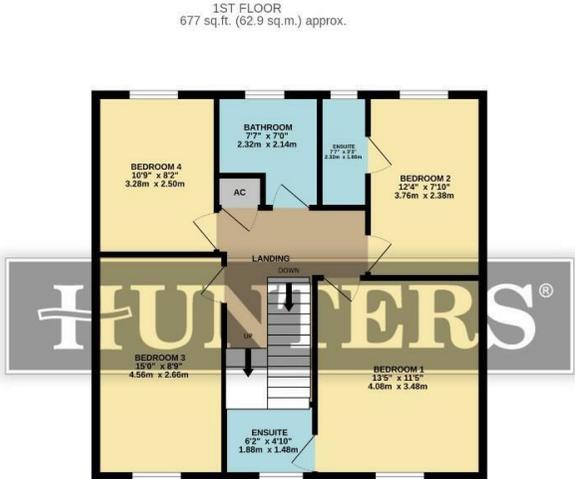
ENERGY PERFORMANCE CERTIFICATE

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		60	
(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.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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