

# HUNTERS®

HERE TO GET *you* THERE

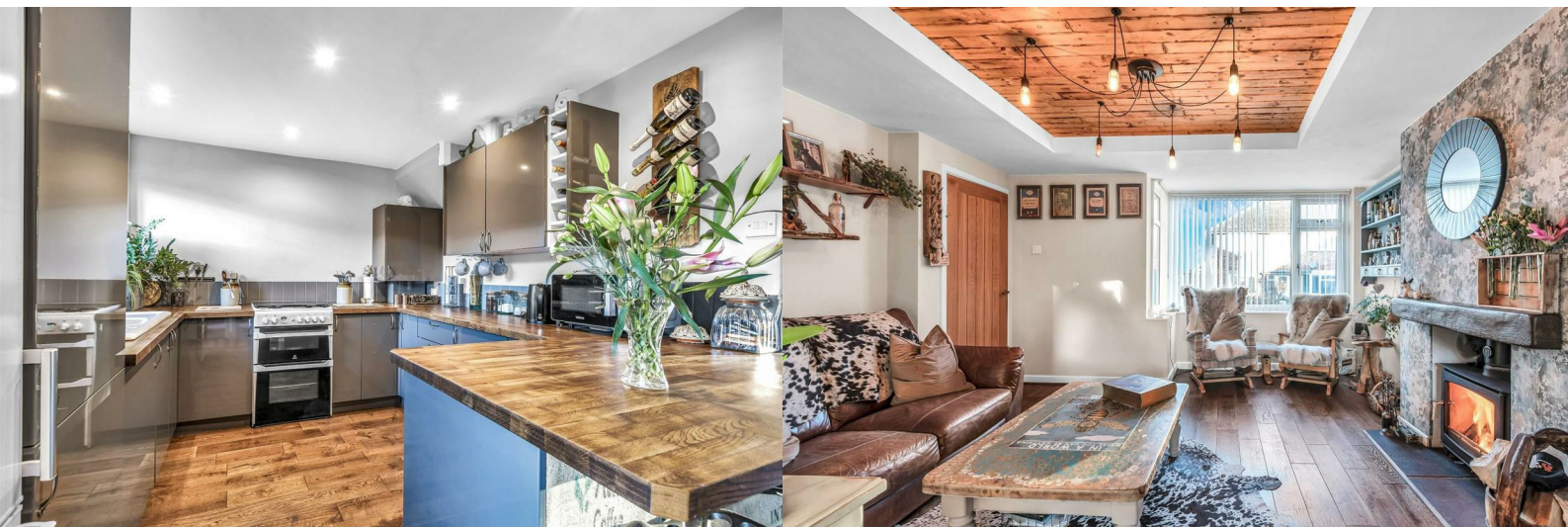


## Woodfield Avenue

Harrogate, HG1 4LU

Council Tax: B

**Offers Over £280,000**





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## Entrance Hall

Access via UPVC entrance door, stairs to first floor, radiator, door to:

## Lounge

12'9" x 10'10" (3.91 x 3.32)

UPVC double glazed window to front elevation, radiator, TV point, log burning stove, solid oak flooring, through to:

## Kitchen Dining Room

16'11" x 9'3" (5.16 x 2.83)

Quality modern range of wall and base mounted units with solid oak working surfaces over with inset Porcelain sink unit, space for gas cooker, space for tall fridge freezer, integrated washing machine, breakfast bar. Inset ceiling spot lights, UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear garden, solid oak flooring.

## First Floor Landing

UPC double glazed window to side elevation, doors to:

## Bedroom One

14'1" x 10'5" (4.30 x 3.18)

UPVC double glazed bay window to front elevation, radiator.

## Bedroom Two

10'5" x 9'4" (3.18 x 2.87)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

7'0" x 6'9" (2.15 x 2.06)

UPVC double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower over, low level WC, wash hand basin with cupboards under, chrome heated towel rail, tiled walls, UPVC double glazed window to rear elevation.

## Outside

A gravel driveway provides ample off street parking to the front of the property and leads to the detached garage. To the rear is an enclosed garden with lawn, mature flower beds, timber shed and hedging to perimeters.

## Garage

17'11" x 9'2" (5.47 x 2.80)

Swing doors, power and light laid on.

## EPC

Environmental impact as this property produces 2.4 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; B

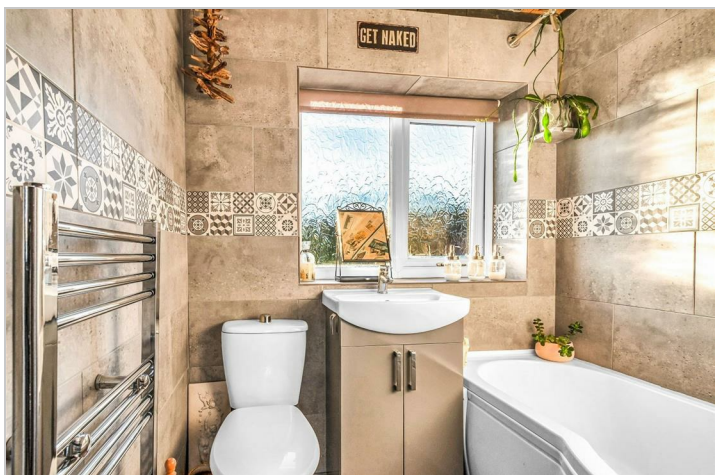
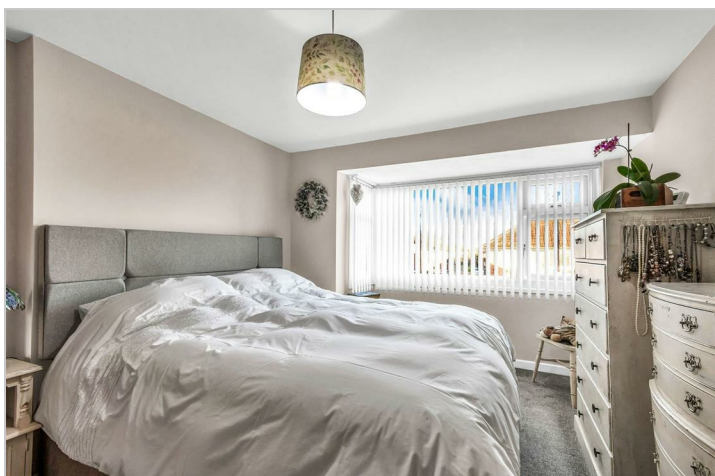
A truly stunning three bedroom semi-detached family home having recently undergone a programme of refurbishment by the current owners to a very high standard. The property is situated in a highly sought after location within close proximity of the amenities on Woodfield Road and Kings Road.

With open plan living to the ground floor, the super accommodation comprises: Entrance hallway, lounge with log burning stove and bay window which opens to a dining area with UPVC doubled glazed French doors opening to the extensive rear garden and opens to the modern kitchen with breakfast bar. To the first floor, a landing serves three bedrooms and a luxury bathroom.

To the outside, a gravel front garden provides ample off road parking and a driveway leads to a detached garage with up and over door. The extensive, enclosed rear garden is laid mainly to lawn, with patio seating area and flower beds.

An early viewing comes highly recommended to appreciate the accommodation on offer.

- STUNNING REFURBISHED FAMILY HOME
  - Open plan living to the ground floor
- Lounge with log burning stove & bay window
  - Superb modern kitchen with breakfast bar
    - Luxury house bathroom
- Extensive rear garden laid mainly to lawn
- Ample off road parking & detached garage
  - Close to local amenities
  - Viewing recommended





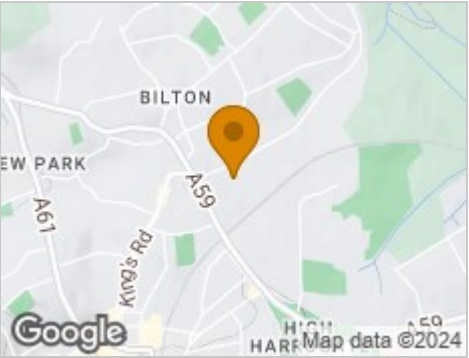
Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

**Garage**

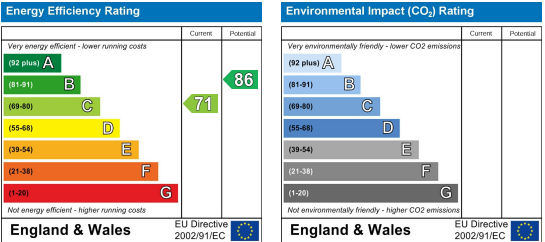
Total floor area 85.2 m<sup>2</sup> (918 sq.ft.) approx

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 [www.focalagent.com](http://www.focalagent.com)

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.