



Woodfield Drive, Harrogate, HG1 4LX

- FRONT AND BACK GARDEN
- Kitchen and dining area
- Natural light floods the living spaces
- Conveniently located near local amenities, schools and parks
- Three well-proportioned bedrooms
- Spacious reception room
- Delightful house located on Woodfield Drive
- Council Tax Band B

Guide Price £240,000



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DESCRIPTION

Located on Woodfield Drive, this delightful house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting kitchen and dining area provide a wonderful setting for both casual meals and entertaining guests, making it the heart of the home.

The house boasts of a spacious reception room, allowing for versatile living arrangements. Whether you prefer a cosy lounge for relaxation or a formal sitting room for entertaining, this property caters to your needs. The natural light that floods these spaces creates a warm and welcoming atmosphere throughout.

Outside, you will find both a front and back garden, providing ample opportunity for outdoor enjoyment. The gardens are perfect for children to play, for gardening enthusiasts, or simply for enjoying a peaceful afternoon in the sun.

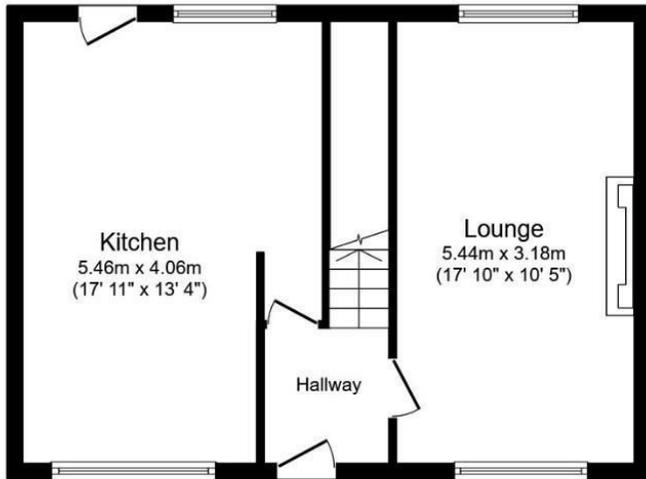
Located in the sought-after town of Harrogate, this property is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this house on Woodfield Drive is a wonderful opportunity not to be missed.

EPC
Energy rating TBC
This property produce TBC tonnes of CO2

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

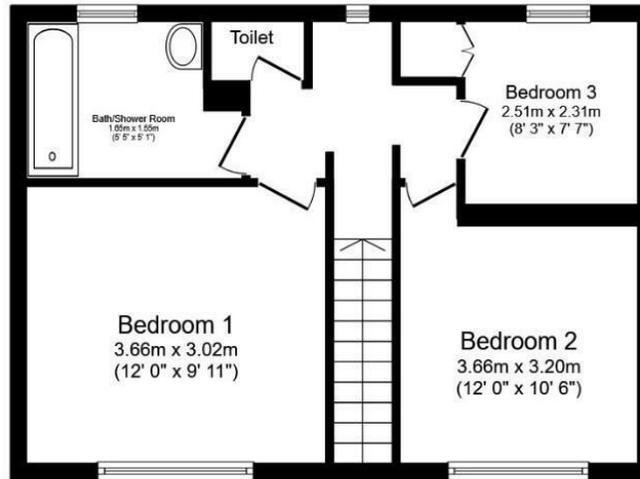






Ground Floor

Floor area 47.7 m² (514 sq.ft.)



First Floor

Floor area 47.7 m² (514 sq.ft.)

TOTAL: 95.5 m² (1,028 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.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.



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