

HUNTERS®

HERE TO GET *you* THERE



Woodlands Road
Harrogate, HG2 7AY

Guide Price £750,000



Council Tax: F



2A Woodlands Road

Harrogate, HG2 7AY

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Entrance Hall

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

Lounge

10'2" x 8'9" (3.10 x 2.67)

UPVC double glazed window to front elevation, radiator, TV point, glazed sliding doors to:

Dining Room

11'5" x 10'4" (3.48 x 3.16)

UPVC double glazed window to rear elevation, radiator, door to:

Breakfast Kitchen

12'4" x 9'11" (3.76 x 3.04)

Range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, plumbing and space for dishwasher, space for cooker with extractor hood over, door to:

Utility

12'4" x 4'11" (3.76 x 1.50)

Wall and base units with working surfaces over with inset stainless steel sink unit, plumbing and space for washing machine, UPVC door to rear gardens.

WC

Low level WC, wash hand basin, UPVC double glazed window to side elevation.

First Floor Landing

Airing cupboard, stairs to second floor, doors to:

Bedroom One

13'4" x 11'5" (4.08 x 3.48)

UPVC double glazed window, radiator.

Ensuite

Shower, low level WC, pedestal wash hand basin, tiled walls.

Bedroom Two

12'4" x 7'9" (3.76 x 2.38)

UPVC double glazed window, radiator.

Ensuite

Shower cubicle, low level WC, pedestal wash hand basin, tiled walls.

Bedroom Three

14'11" x 8'8" (4.56 x 2.66)

UPVC double glazed window, radiator.

Bedroom Four

10'9" x 8'2" (3.28 x 2.50)

UPVC double glazed window, radiator.

Bathroom

White suite with panel bath and shower over, low level WC, wash hand basin with cupboard under, chrome heated towel rail, tiled floor and walls, UPVC double glazed window to rear elevation.

Second Floor Landing

Velux window, doors to:

Bedroom Five

14'1" x 8'9" (4.30 x 2.68)

Two Velux windows, eaves storage.

Bedroom Six

14'1" x 11'5" (4.30 x 3.50)

Two Velux windows, eaves storage.

Material Information

Tenure Type; Freehold

Council Tax Banding; F

EPC

Environmental impact as this property produces 10.0 tonnes of CO2.

Disclaimer

The vendor of this property has been unable to confirm the accuracy of the information and measurements within these details. They are however, to the best of our knowledge, a true and accurate representation of the property. We recommend that any measurements or description within them being used for any other purpose than representation for sale be checked prior to exchange of contracts.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.



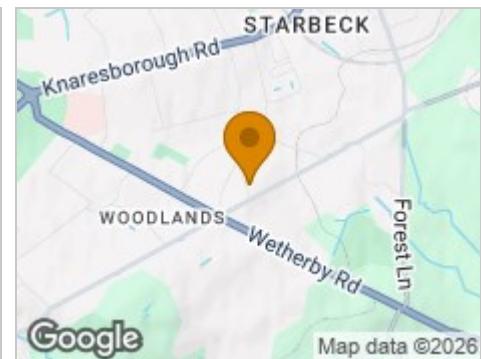
Road Map



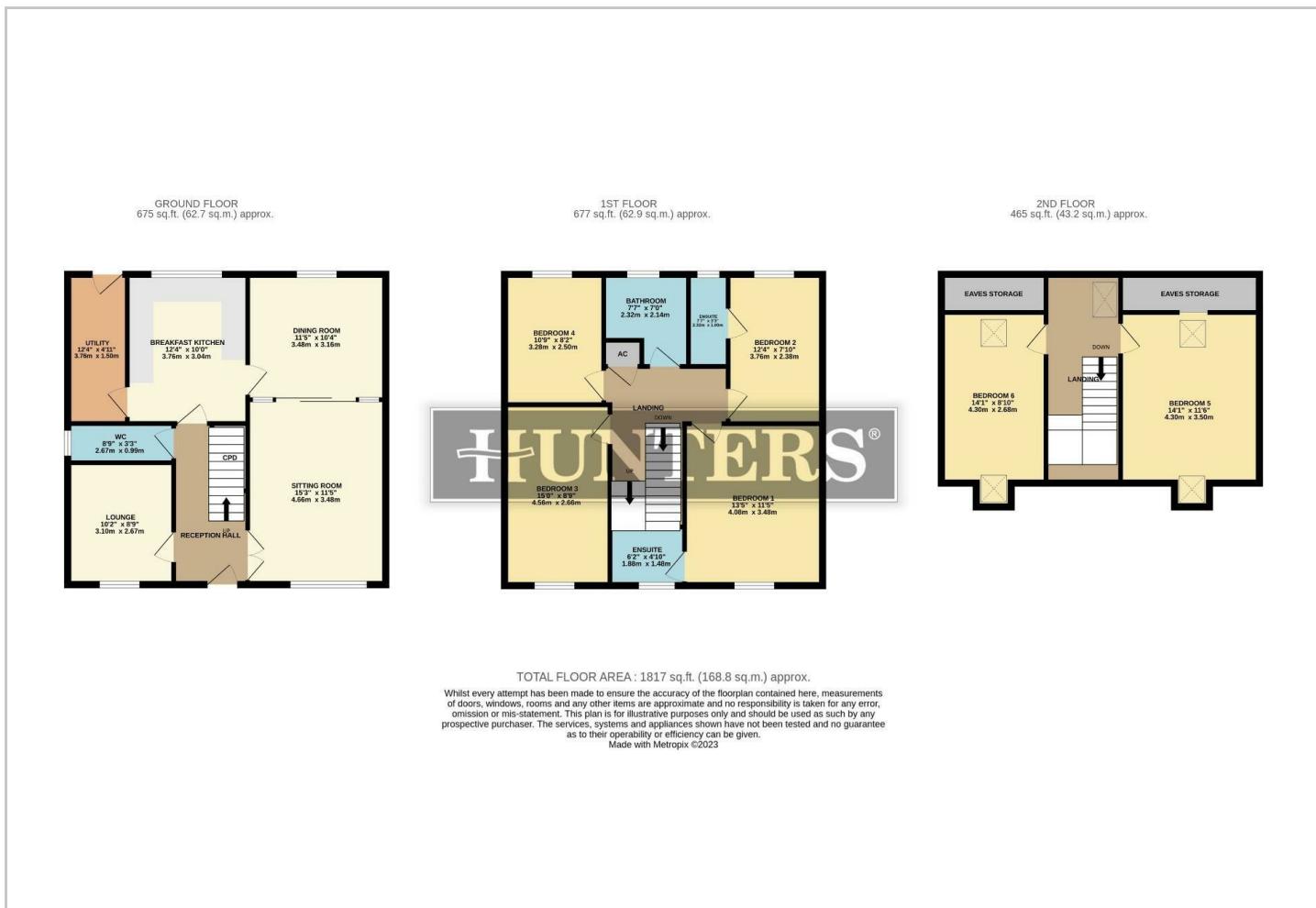
Hybrid Map



Terrain Map



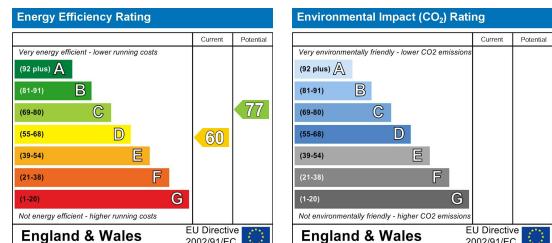
Floor Plan



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.