

HUNTERS[®]

HERE TO GET *you* THERE



Woodfield Road

Harrogate, HG1 4LW

Guide Price £175,000



48 Woodfield Road

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Entrance Hall

Access via stairs and wooden glazed entrance door, radiator, doors to:

Lounge Dining Room

14'7" x 17'1" (4.45 x 5.21)

Three UPVC double glazed windows to front elevation, radiator, gas fire place, laminate wood flooring, space for dining table.

Kitchen

9'6" x 9'10" (2.9 x 2.99)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four burner gas hob with extractor hood over and electric oven under, integrated washing machine, dishwasher and fridge freezer, wall mounted boiler, radiator, UPVC double glazed windows to rear and side elevations, part tiled walls and tiled floor.

Bedroom

10'1" x 13'0" (3.08 x 3.96)

UPVC double glazed window to rear elevation, radiator, storage cupboard.

Bedroom

12'1" x 9'6" (3.69 x 2.9)

UPVC double glazed window to front elevation, radiator, storage cupboard.

Bathroom

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

Outdoor Space

Lawn garden with mature flower and shrubs to the rear. Off road parking provides by a driveway to the front of the property.

EPC

Environmental impact as this property produces 2.2 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 110

Leasehold Annual Service Charge Amount £ 210 approx.

Council Tax Banding; A

EPC: C



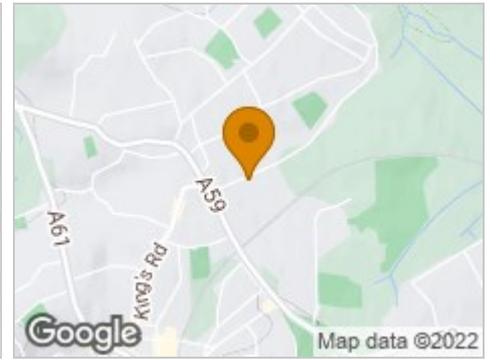
Road Map



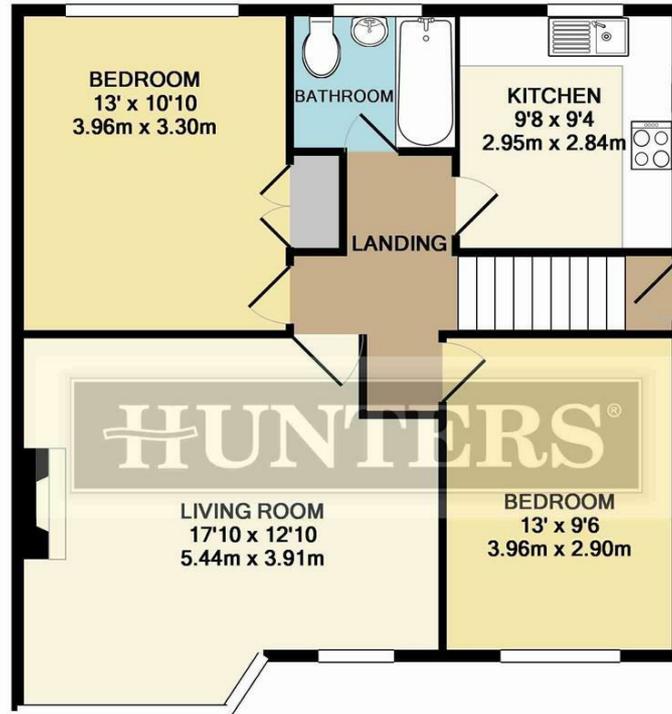
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

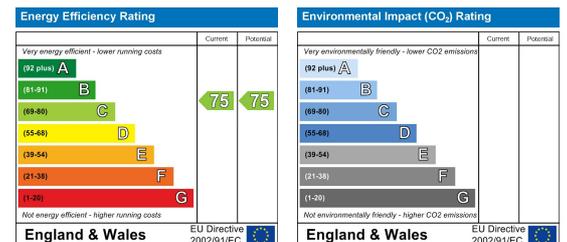
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.