



Woodfield Road, Harrogate, HG1 4JB

- THREE BEDROOM SEMI DETACHED HOME
- Two reception rooms plus a conservatory
- Modern kitchen
- Rear garden
- Well-regarded schools close-by
- Stylishly presented throughout
- Generous driveway for multiple cars/ camper van
- Detached garage
- Popular location
- Council Tax Band C

Guide Price £310,000



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DESCRIPTION

An opportunity to purchase a super three bedroom, semi-detached home with ample off-street parking, a garage and front and rear gardens. Offering flexible living space with two reception rooms and a conservatory in addition. The property features a detached single garage and is situated in a sought-after location and close to a range of local amenities, the property is near to the Bilton Conservation area ideal for walking and cycling.

With UPVC double glazing and gas central heating, the well-maintained accommodation comprises: Entrance hallway with doors through to the living room featuring a beautiful log burning stove dining room, conservatory and well appointed kitchen. Stairs rise to the first floor landing with doors to the three bedrooms and the bathroom.

To the outside, the property is set back from the road with ample parking for up to four cars/ camper van and mature hedge border to the front. To rear a super lawn, patio area and shed and access to the garage. To view, please call Harrogate Hunters.

EPC

Energy rated C

This property produces 3.6 tonnes of CO₂

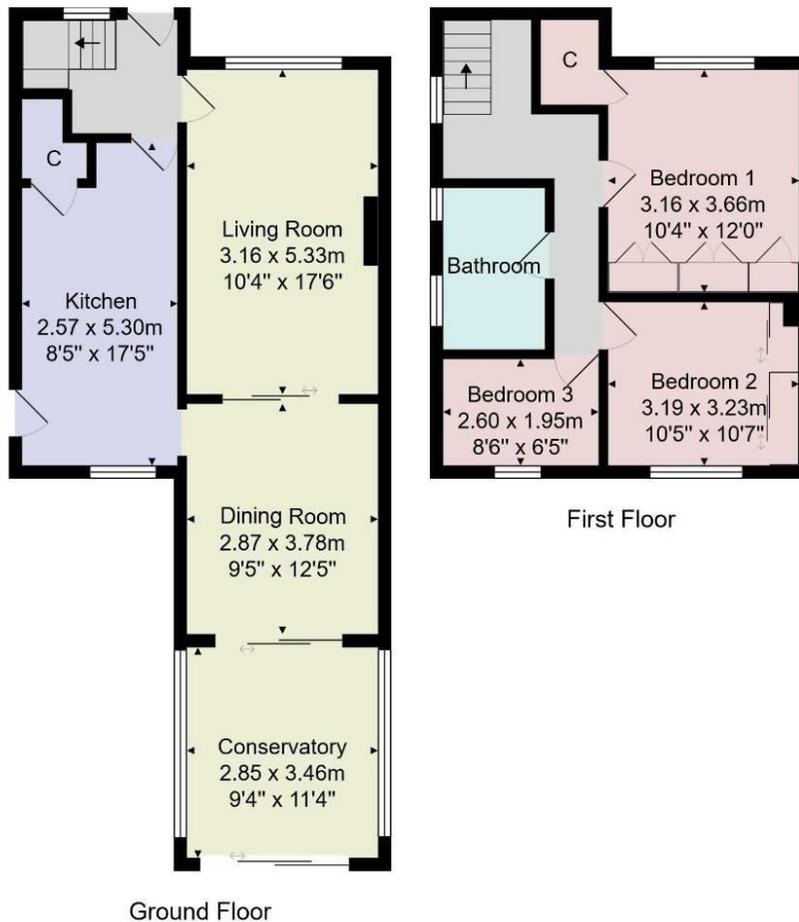
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







Ground Floor

First Floor

Total Area: 101.1 m² ... 1088 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Viewings

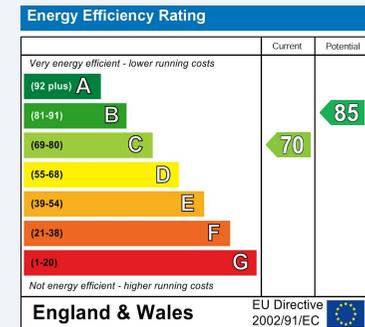
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

