



30 Woodlands Grove, Harrogate, North Yorkshire, HG2 7BG

£290,000

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A fantastic opportunity to purchase a three / four-bedroom semi-detached property occupying a very large plot with generous and attractive rear garden having huge potential for further development.

Whilst the property has been well maintained, it now offers buyers the opportunity to modernise and improve the accommodation and potentially further extend, subject to obtaining the necessary consents. This is an extremely rare opportunity to purchase a property that has a large plot with enormous potential to develop.

Woodlands Grove is a quiet residential street close to the excellent amenities of Knaresborough Road and Starbeck and is within easy walking distance of the railway station. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to front and side.

KITCHEN

With a range of wall and base units with space for appliances. Glazed door and window to rear overlooking the garden.

BEDROOM 4 / DINING ROOM

A further room which could be used as a fourth bedroom or further reception room, if required. Windows to three sides.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A further bedroom with window to rear.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

With WC, washbasin and bath with shower above. Window to rear. Fitted cupboard.

OUTSIDE

A particular feature of this property is the very large plot. A driveway to the front provides off-road parking and leads to a **GARAGE**. To the rear there is a extremely generous lawned garden with mature planted borders and fruit trees.

Tenure - Freehold

Council Tax Band - C



Total Area: 85.2 m² ... 917 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.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not environmentally friendly - lower CO₂ emissions</small>			
<small>(91-95) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>(100-100) A</small> <small>(100-95) B</small> <small>(100-90) C</small> <small>(100-85) D</small> <small>(100-80) E</small> <small>(100-75) F</small> <small>(100-70) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
	62	77	64
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	