



VERITY
FREARSON

15 WOODLANDS GREEN, HARROGATE, HG2 8QD

£595,000

15 WOODLANDS GREEN,

Harrogate, HG2 8QD

A beautifully presented four-bedroom detached property with garage and attractive garden, situated in this quiet position and on the south side of Harrogate.

This superb property provides generous and immaculately presented accommodation comprising three reception rooms, a well-equipped kitchen, utility room and downstairs WC. Upstairs, there are four double bedrooms, including a master bedroom with en-suite shower room, and a modern house bathroom. To the front of the property there is a driveway which leads to the single garage and to the rear there is a good-sized and attractive garden with paved and decked sitting areas.

The property is situated in this quiet cul-de-sac close to excellent local amenities and schooling, Hookstone Woods and just a short distance from Hornbeam Park railway station, the Stray and Harrogate town centre.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR CLOAKROOM

With WC and basin. Window to side.

SITTING ROOM

A spacious reception room with window to front and glazed doors to rear overlooking the garden. Attractive fireplace.

DINING ROOM

A further good- sized reception room with windows overlooking the garden.

KITCHEN

With a range of wall and base units with worktop and breakfast bar. Electric hob and oven and microwave, integrated dishwasher and fridge. Window to rear.

SNUG

A further reception room or potential home office. Window to front.

UTILITY ROOM

With fitted units and sink, plumbing for washing machine. Exterior door to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, basin and shower. Window to side.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A double bedroom with window to front and fitted wardrobe.

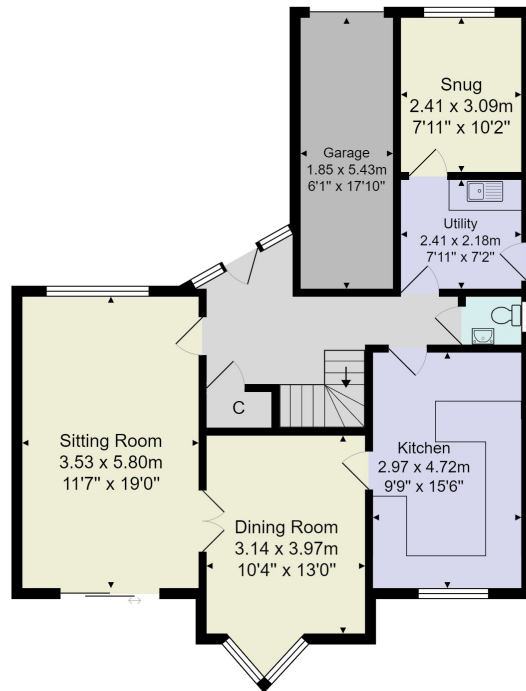
BEDROOM 4

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail and window to front.

FLOOR PLAN

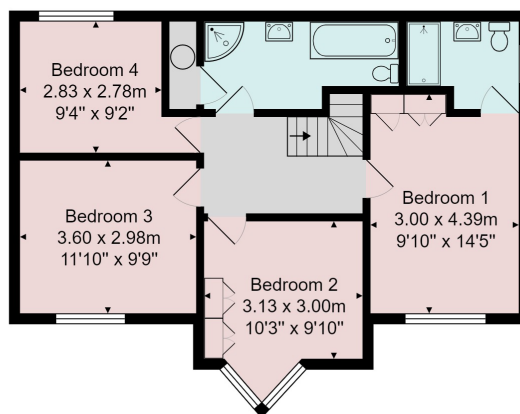


Ground Floor

Total Area: 140.1 m² ... 1508 ft² (excluding garage)

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.



First Floor

Outside

A drive provides parking and leads to a single garage. To the rear there is an attractive garden with lawn, paved and decked sitting areas, well-stocked planted borders and shed.

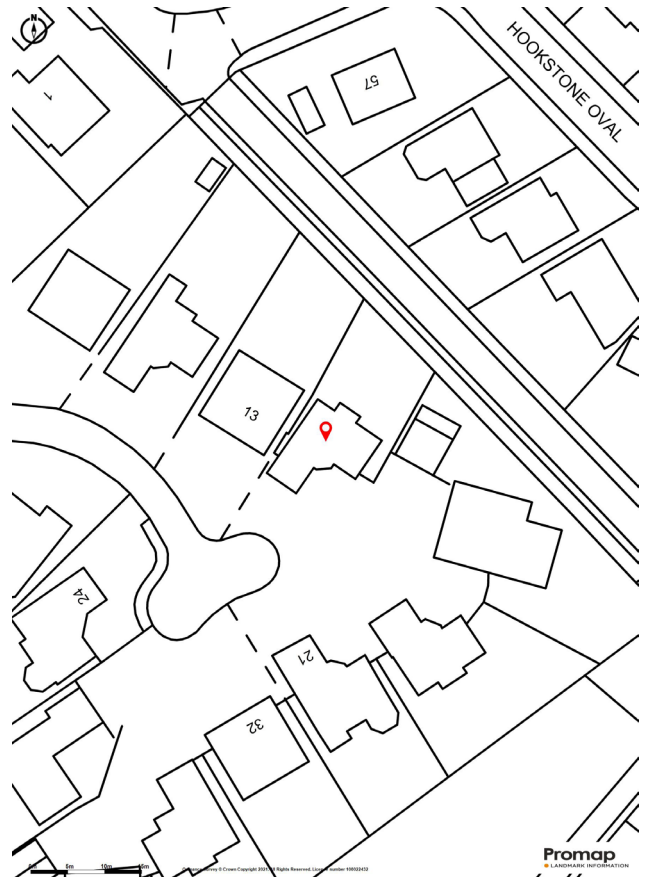
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk