





4 Wheatlands Road, Harrogate, HG2 8AZ  
£675,000



A most attractive traditional four bedroom semi-detached family home, which cleverly combines original features with delightful modern additions.

This characterful home has the benefit of gas fired central heating and partial replacement UPVC sealed unit double glazing.

The accommodation briefly comprises: Spacious entrance hall, sitting room with bay window to the front, dining room, breakfast kitchen with Aga and integrated appliances and cloakroom/WC.

On the first floor are three double bedrooms, house bathroom, separate WC and separate shower room. On the second floor is a further double bedroom.

There are lawn gardens to both the front and rear, ample driveway parking and a garage which has been converted into a store to the front section and gym/office to the rear.









Wheatlands Road is situated off Leeds Road to the south of the town. The area is ideal for the family, with schools for all age groups within walking distance. Also within close proximity is an excellent parade of shops on Leeds Road and St George's Road roundabout.

The town centre is only a short distance away which supplies a further range of fashionable shops, bars and restaurants. The location is considered ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

### **Tenure**

Freehold.

### **Services**

All mains services are connected to the property.

### **Council Tax**

Band E.

### **Directions**

From Station Parade proceed to the traffic lights adjoining York Place, turn right signposted to Leeds and proceed to the Prince of Wales roundabout. Turn left onto the Leeds Road, go straight over at the St George's Road roundabout and Wheatlands Road will be seen as a left-hand turn.

### **Details Produced**

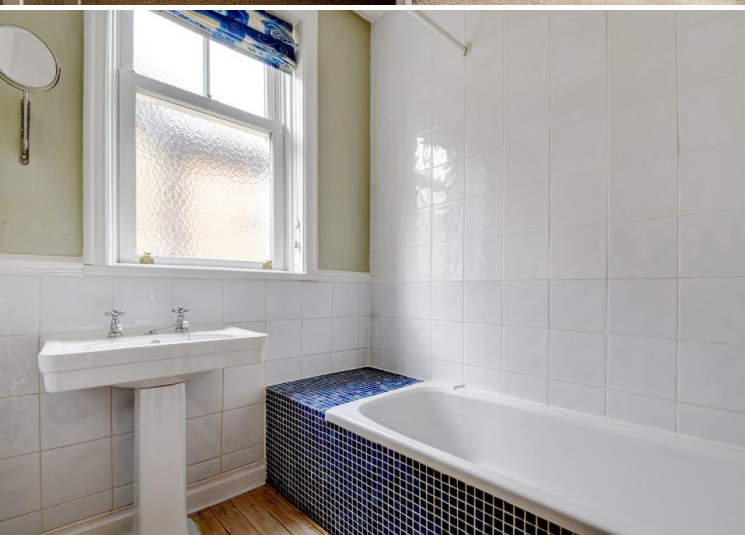
19th June 2022.











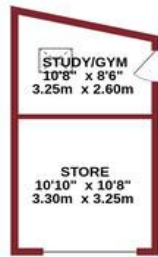




GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.

1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.

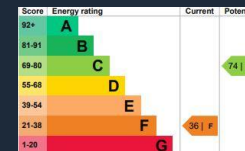
2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.6 sq.m.) approx.  
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