



VERITY
FREARSON

9 WOODLANDS GREEN, HARROGATE, HG2 8QD

GUIDE PRICE £695,000

9 WOODLANDS GREEN,

Harrogate, HG2 8QD

A spacious and well presented four-bedroom detached property with integral double garage and very good sized and attractive garden, situated in this quiet position on the south side of Harrogate.

This superb property provides generous accommodation comprising three reception rooms, a well-equipped kitchen, utility room and downstairs WC. Upstairs there are four large double bedrooms, including a master bedroom with en-suite shower room, and a house bathroom. To the front of the property there is a driveway which leads to the double garage and to the rear there is a large and attractive garden with lawn, mature borders and shed.

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.



Sitting Room · Dining Room · Study · Kitchen · Utility · Cloakroom

4 Double Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Large Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with window to side and glazed doors leading to the garden. Fireplace with living flame gas fire.

DINING ROOM

A further reception room with window overlooking the garden.

STUDY

Providing a useful workspace or snug with window to front.

KITCHEN

With a range of fitted wall and base units with gas, hob and integrated double oven and integrated dishwasher.

UTILITY ROOM

With fitted units, worktop and sink with space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are four very good sized double bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an ensuite, shower room.

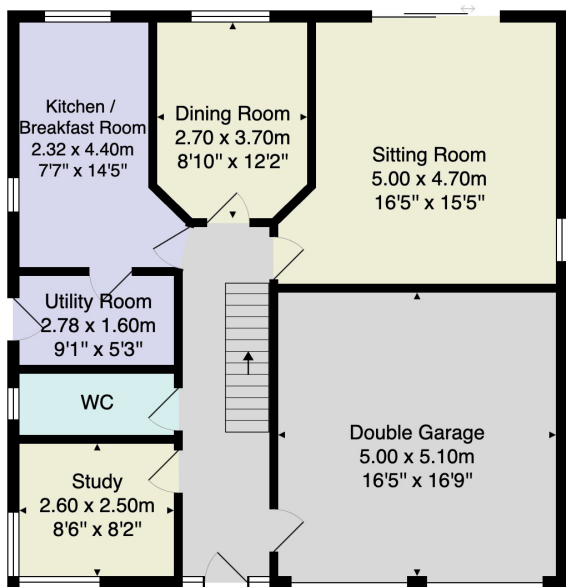
ENSUITE

A white suite comprising WC, basin and shower.

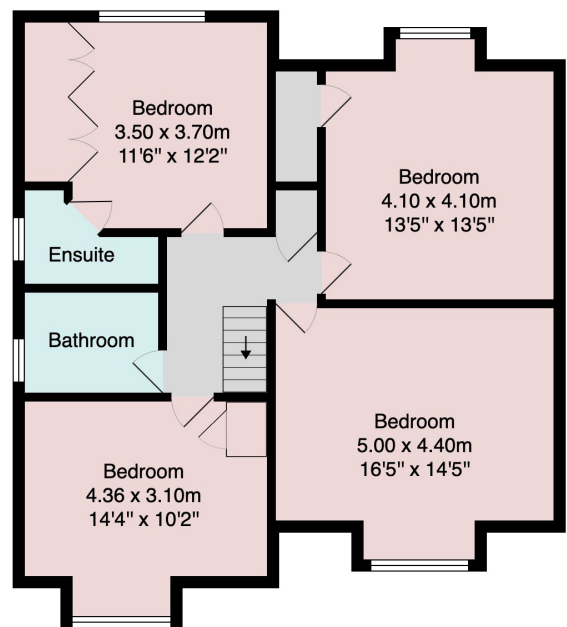
BATHROOM

A white suite comprising WC, basin and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 184.8 m² ... 1989 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.

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Outside

The property has the benefit of a large and attractive garden with lawn and mature planted borders. A drive to the front of the property provides parking and leads to a good sized integral double garage.

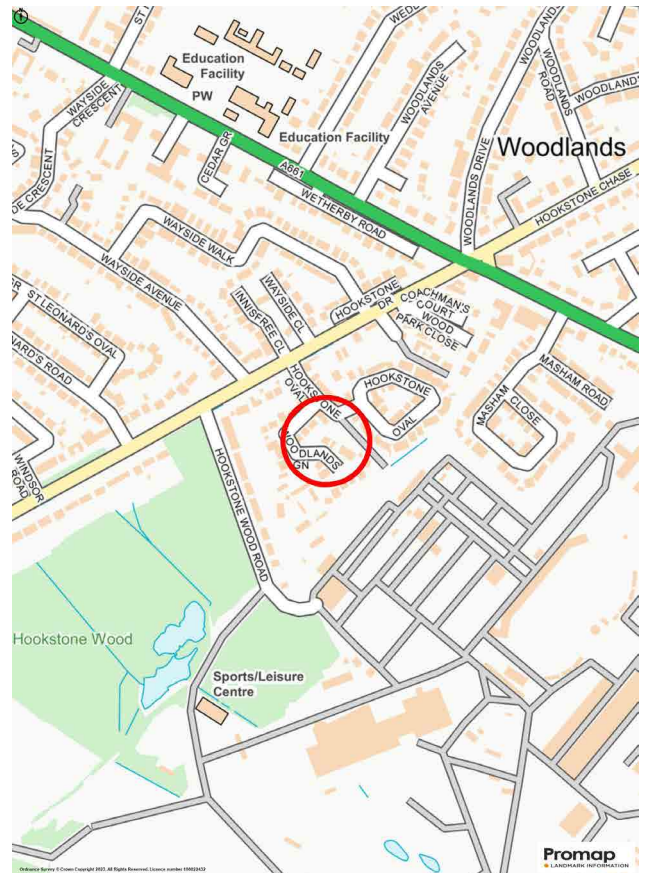
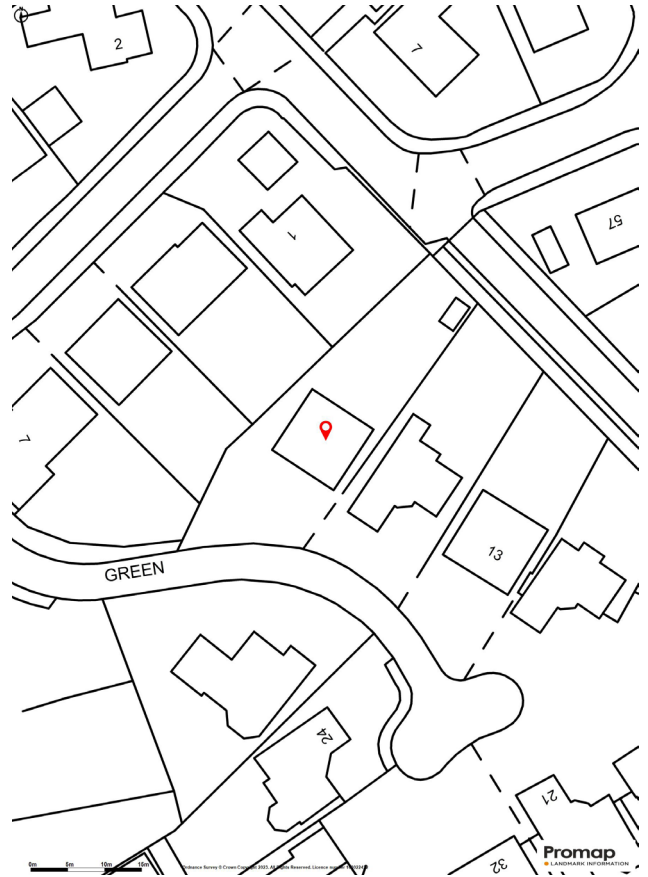
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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