



178 Woodfield Road, Harrogate, North Yorkshire, HG1 4JD

**£250,000**

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An extended two-bedroom semi-detached bungalow with a good-sized garden, situated in this convenient north Harrogate location well served by excellent local amenities and just a short distance from the town centre.

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This super bungalow provides generous accommodation, comprising a sitting room, kitchen, two double bedrooms, shower room, and additional dining room / study. There is also a large attic room, which has huge potential for further development, subject to obtaining the necessary consents. To the front of the property, a drive provides parking, whilst to the rear there is a good-sized garden with patio.

The property is situated in a convenient location, well served by local amenities, close to Harrogate town centre and on the edge of attractive open countryside. Offered for sale with no onward chain.





## **ENTRANCE PORCH**

Leading to –

## **SITTING ROOM**

A spacious reception room with fireplace and gas fire.

## **KITCHEN**

With a range of fitted wall and base units with gas hob, and double oven with space for appliances.

## **BEDROOM 1**

A double bedroom.

## **BEDROOM 2**

A further double bedroom with windows overlooking the garden.

## **STUDY / DINING AREA**

A useful additional living space, providing a potential dining area or workspace with windows to side.

## **SHOWER ROOM**

A white suite comprising WC, washbasin and walk-in shower.

## **ATTIC**

A pull-down ladder provides access to a fully boarded and plastered attic with skylight window, providing excellent storage space with potential for further development, subject to obtaining the necessary consents.

## **OUTSIDE**

A drive provides parking. There is a rear garden with patio, together with well-stocked, planted borders and shed.

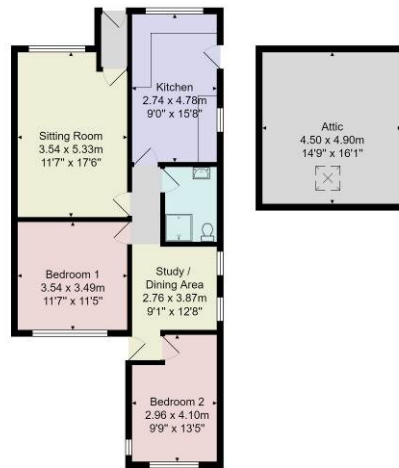
## **AGENT'S NOTE**

The sale is subject to probate (applied for mid April 2023).

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup> (excluding attic)

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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