



7 Oak Beck Place, Woodfield Road, Harrogate, HG1 4JT

£325,000

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This beautifully presented 3 double bedroom family home truly offers everything you could ask for - upon entering the property, you are greeted by a beautiful light and airy entrance hall which has benefited recently from modern oak flooring throughout the hall and living room.

The home is benefited by a double drive off-street parking, a large garage which can also be accessed internally from the house, and an attractive lawned south westerly garden, in this convenient north Harrogate location.

This immaculate property provides spacious accommodation over three level, modern downstairs WC, house bathroom, en-suite facilities, double built in Sharp wardrobes in the rear bedroom, walk in wardrobe in the principal bedroom, stylish kitchen, large sitting room with feature fireplace.

This modern home was built in 2014 and has the advantage of the remainder of a ten-year builder's guarantee, including solar panels which currently are contributing circa 45% of the monthly electricity bill.





GROUND FLOOR

WC

Modern WC and Basin. Window to front of property.

KITCHEN

Modern range of wall and base units with gas hob, oven, dishwasher, and integrated fridge/freezer. Herringbone flooring and window to front.

LIVING ROOM

A large reception room with space for a separate dining seating area. Feature modern fireplace, with window to rear and glazed patio doors overlooking the sunny south-westerly garden.

FIRST FLOOR

BEDROOM 2

A double bedroom with window to rear and double Sharps built in wardrobes with ample storage.

BEDROOM 3

A further double bedroom with two windows at the front letting in a plethora of natural light, Including space for office furniture and chair.

MASTER BATHROOM

Modern white suite with WC, basin and bath with shower above. Large internal mirror.

SECOND FLOOR

PRINCIPAL BEDROOM

The principal bedroom suite to the rear elevation presents a spacious bedroom over looking Woodfield park, including walk-in wardrobe and a en-suite bathroom which includes a modern white suite. The walk-in wardrobe has the ability to store clothing, shoes, and accessories. Access to further large storage area via the eaves.

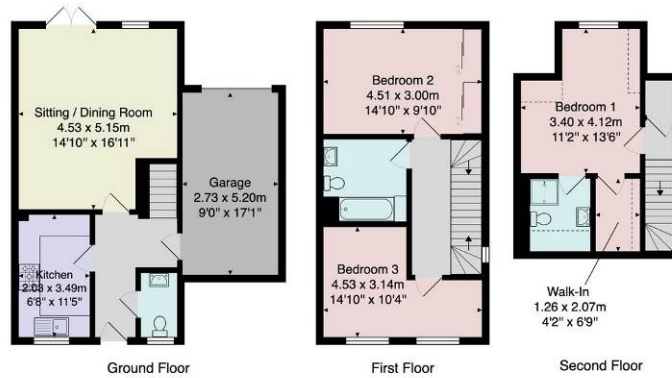
OUTSIDE

To the rear of the property there is an attractive lawn garden with patio and planted borders. The drive to the side provides off-road parking and leads to a single integral garage which has light, power and plumbing for utilities.

Tenure - Freehold

Council Tax Band - D





Total Area: 104.5 m² ... 1125 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
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