



3 Woodlands Avenue, Harrogate, North Yorkshire, HG2 7SJ

£395,000

### 3 Woodlands Avenue, Harrogate, North Yorkshire, HG2 7SJ

---

A stunning three-bedroom property which has been refurbished and modernised to a high standard and is situated on a quiet and desirable cul-de-sac close to excellent amenities and popular local schools.

---

There are two reception rooms, both with working fires, and a stunning, newly fitted modern kitchen with glazed doors leading to the garden. On the first floor there are three bedrooms and a modern bathroom. The accommodation is appointed to a very high standard, having been recently refurbished by the current owners, and has the advantage of a new roof. To the rear there is an attractive garden with lawn, patio and summerhouse.

Woodlands Avenue is a desirable, quiet cul-de-sac situated just off Wetherby Road, convenient for excellent local amenities, Harrogate town centre and the Stray.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with sash windows to front and attractive fireplace with open fire. Fitted shelving and stripped wood floor.

### **DINING ROOM**

A further reception room with under-stairs cupboard and wood-burning stove. Fitted cupboards and stripped wood flooring.

### **KITCHEN**

With a range of stylish and modern fitted units with quartz worktops. Gas hob, integrated oven, integrated microwave, dishwasher and washer / dryer. Glazed doors lead to the garden.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.



### **OUTSIDE**

There is a good-sized garden to the rear with lawn, paved sitting areas and summerhouse, which has power and covered outdoor sitting area. Further garden to front.

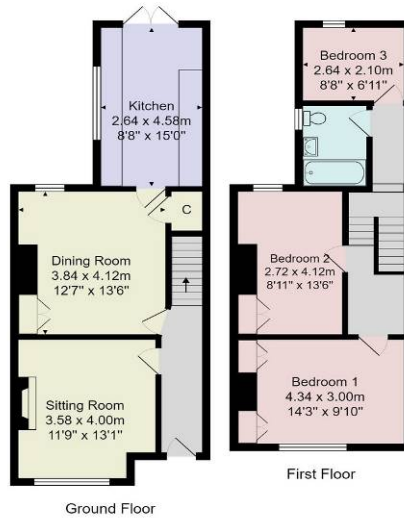
### **AGENT'S NOTE**

The property has the benefit of a new roof.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 94.9 m<sup>2</sup> ... 1022 ft<sup>2</sup>  
 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. Copyright 2022 Ac2

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

