



VERITY
FREARSON

1 WOODLANDS DRIVE, HARROGATE, HG2 7AT

GUIDE PRICE £625,000

I WOODLANDS DRIVE,

Harrogate, HG2 7AT

A substantial four-bedroom semi-detached property occupying a particularly generous plot, situated in this popular location well served by local amenities.

This beautifully presented family home provides generous accommodation comprising two large reception rooms, together with a modern dining kitchen, utility room and downstairs WC. Upstairs, there are four good-sized bedrooms as well as a modern bathroom and useful additional WC. A particular feature of the property is the generous plot as the house is surrounded by attractive and very good-sized gardens, with lawn, patio, generous parking and a detached garage.

Woodlands Drive is a desirable residential street, well served by excellent local amenities and popular schooling and is just a short distance from Harrogate town centre.



2 Reception Rooms · Dining Kitchen · Utility Room / WC

4 Good-Sized Bedrooms · Bathroom

Off-Road Parking · Garage · Mature Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with attractive fireplace with wood-burning stove and fitted cabinet and shelving. Window overlooking the garden.

FAMILY ROOM

A further good-sized reception room with bay window with fitted shutters and attractive fireplace.

DINING KITCHEN

With spacious dining area and windows overlooking the garden. The kitchen comprises a range of modern fitted units with integrated dishwasher and space for appliances. Pantry providing useful storage space.

UTILITY ROOM / WC

With WC and washbasin. Fitted units with worktop and plumbing for washing machine.

FIRST FLOOR BEDROOMS

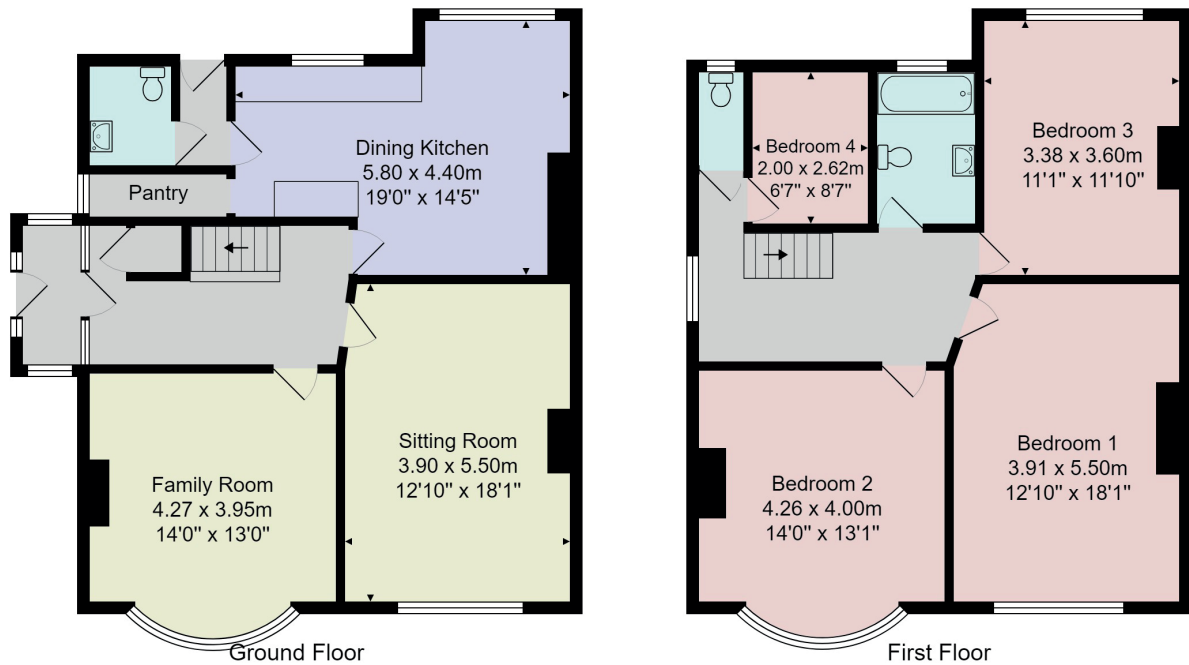
There are four very good-sized bedrooms on the first floor with original fireplaces. The larger bedrooms to the front of the property have fitted shutters.

BATHROOM

A white wooden suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled flooring. Heated towel rail.

SEPARATE WC

FLOOR PLAN



Total Area: 163.7 m² ... 1762 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 occupies a particularly generous plot and has a driveway which provides ample parking and leads to a garage. The large garden has various areas with lawn, paved sitting space and mature, well-stocked planted borders. Timber garden shed.

Services

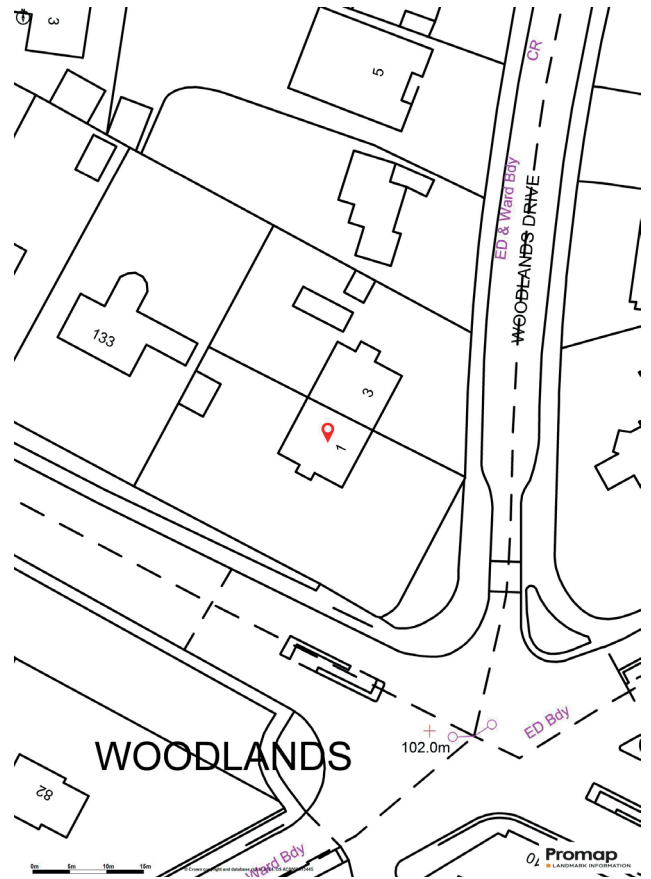
All mains services connected.

Tenure

Freehold

Council Tax Band - E

EPC - D



Harrogate

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