



VERITY  
FREARSON

32 WOODSIDE, HARROGATE, HG1 5NG

£780,000

# 32 WOODSIDE,

*Harrogate, HGI 5NG*

**A spacious and beautifully presented four-bedroom detached family home situated at the head of this quiet cul-de-sac, just a few minutes' walk from Harrogate town centre.**

The substantial property provides impressive and well-presented accommodation, appointed to a high standard, and retains many original features. On the ground floor the flexible accommodation comprises a sitting room, stunning open-plan family room, dining area, study / snug, modern kitchen and cloakroom. On the first floor there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A drive provides parking and leads to a garage and there is an attractive garden, enjoying a south facing aspect.

The property occupies an individual position on a quiet cul-de-sac in the heart of Harrogate town centre, with a range of excellent amenities, and the railway station being within easy walking distance.



2 Reception Rooms · Kitchen · Snug / Study · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Carport · Garage · Attractive Lawned Garden







## ACCOMMODATION

### **GROUND FLOOR** **ENTRANCE HALL**

### **FAMILY ROOM / DINING ROOM**

A spacious reception room with sitting and dining areas with glazed bi-folding doors leading to the garden.

### **SITTING ROOM**

A further reception room with bay window and feature fireplace.

### **KITCHEN**

With a range of stylish fitted units with quartz, worktop, and breakfast bar. Electric hob, integrated double oven, integrated fridge / freezer and dishwasher.

### **SNUG / STUDY**

Providing a useful workspace or additional sitting area. Fitted cupboards.

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms on the first floor.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Fitted cupboards. Marble tiled floor.

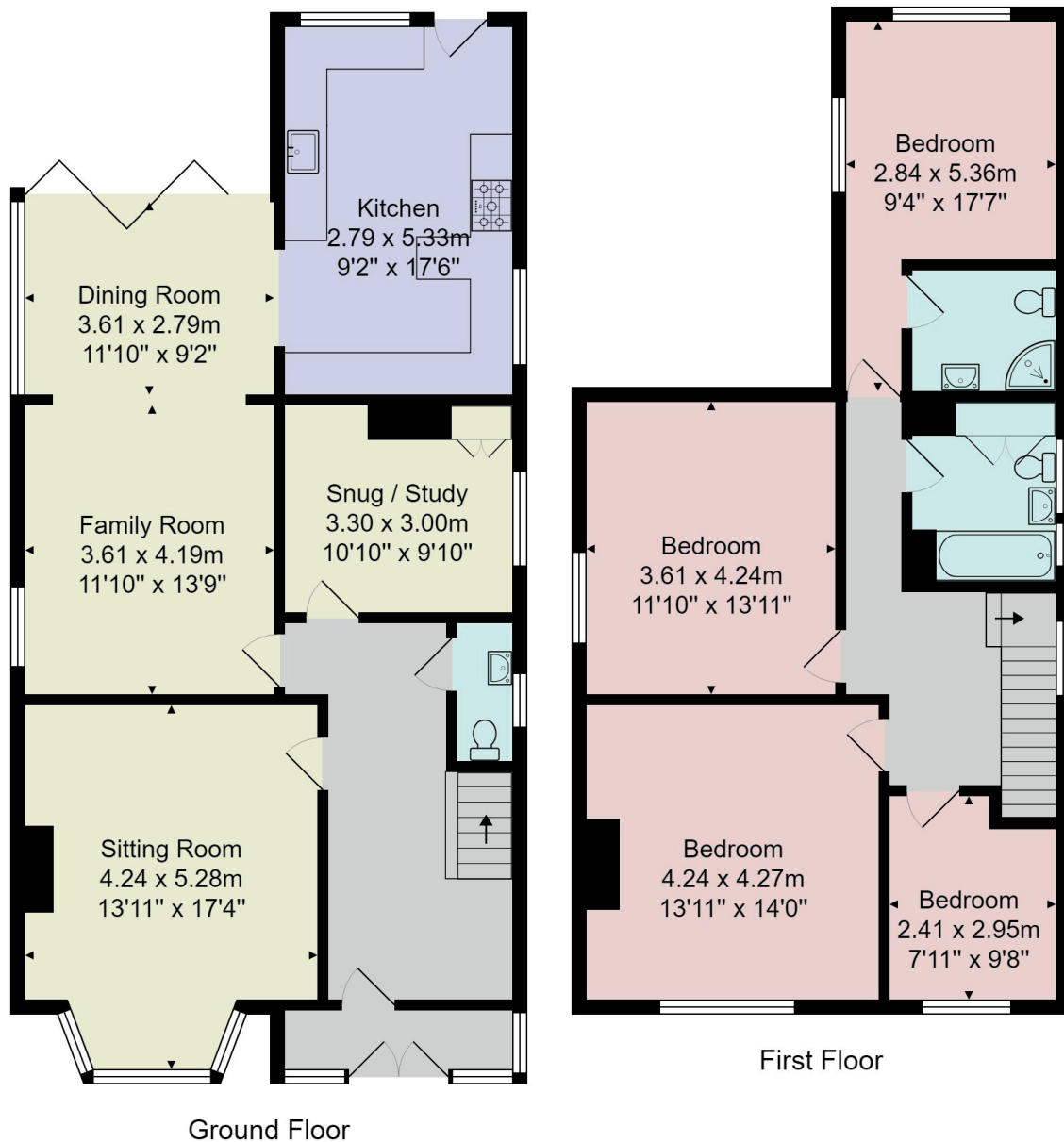
### **EN-SUITE SHOWER ROOM**

A white suite comprising WC, washbasin and shower.

### **LOFT**

Accessed by a pull-down ladder. Large space which could be converted, subject to the relevant planning consents.

# FLOOR PLAN



Total Area: 171.4 m<sup>2</sup> ... 1845 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.  
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**Outside**

A driveway provides parking and leads to a carport and garage. To the rear of the property there is an attractive garden with lawn, patio and well-stocked borders.

**Agent's Note**

There is a lapsed planning consent to extend the ground-floor living accommodation.

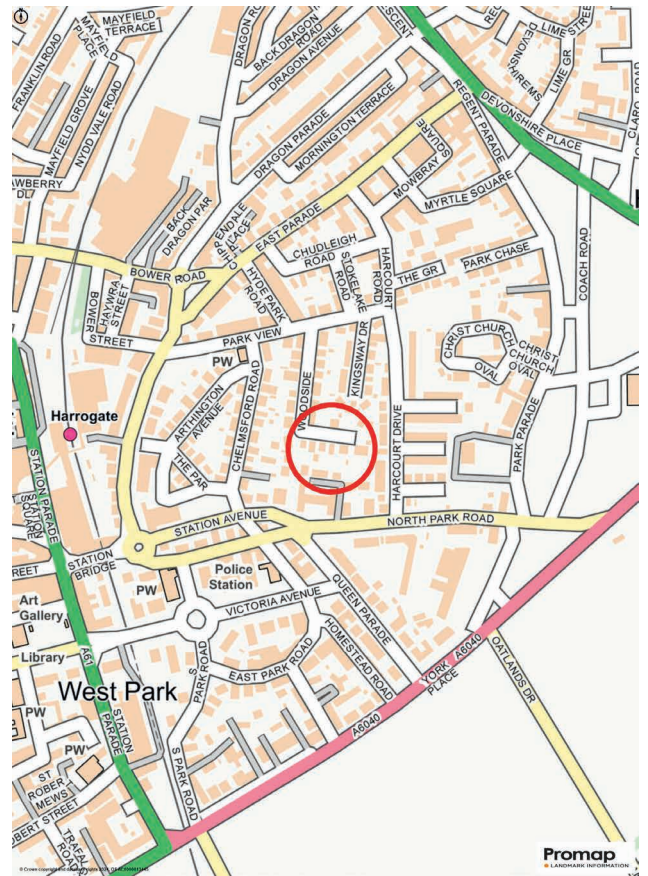
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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