



23 Woodlands Grove, Harrogate, North Yorkshire, HG2 7BG

£300,000

Guide Price

23 Woodlands Grove, Harrogate, North Yorkshire, HG2 7BG

A very well-presented and refurbished three-bedroom chalet-style detached house providing spacious accommodation over two levels.

This superb property has the advantage of a newly fitted gas boiler and provides spacious living accommodation including a large sun room, modern dining kitchen and bathroom and three double bedrooms.

Woodlands Grove is a quiet residential street convenient for a range of local amenities including shops, schools and railway station.





GROUND FLOOR

ENTRANCE HALL

Window to side and central heating radiator.

LIVING ROOM

Bay window to front and central heating radiator. Fireplace with Dimplex Optiflame electric fire.

BEDROOM 3

A double bedroom with bay window to front and central heating radiator.

DINING KITCHEN

With range of modern, newly fitted wall and base units and work surfaces having inset ½-bowl stainless-steel sink and drainer and four-ring induction hob with extractor hood above. Electric fan oven, integrated dishwasher and washer-dryer. Space for a fridge / freezer. Travertine splashbacks.

STUDY

A further room with window to side and central heating radiator.

REAR PORCH

With door leading to the rear garden.

CLOAKROOM

With low-flush WC and washbasin set within a vanity unit. Window to side.

SUN ROOM

A large sun room with windows to rear and side, plus tiled floor.



FIRST FLOOR

BEDROOM 1

Window to front and central heating radiator.

BEDROOM 2

A double bedroom with windows to two sides and central heating radiator.

BATHROOM

Newly fitted and fully tiled modern white suite comprising low-flush WC, washbasin set within vanity unit, shower cubicle with Triton shower, and bath. Chrome heated towel rail. Window to rear.

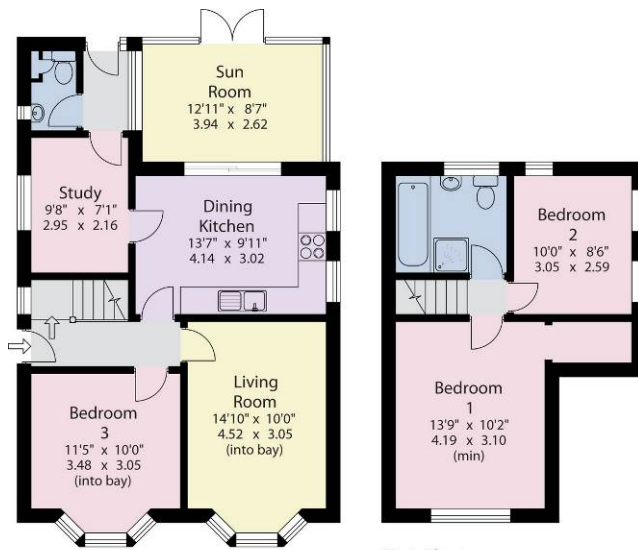
OUTSIDE

Driveway providing off-street parking. Lawned garden to rear with paved area and single garage.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Approx Gross Floor Area = 1070 Sq. Feet
= 99.18 Sq. Metres

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
		57	82

England & Wales EU Directive 2002/91/EC
www.epca.gov.uk