



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

£450,000

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A substantial three-bedroom semi-detached house with driveway, garage and attractive garden, situated in this delightful position on the edge of Harrogate.

This superb property has been extended to provide generous and flexible accommodation, comprising a large open-plan living area, together with a modern kitchen, office and downstairs WC. Upstairs, there are three good-sized bedrooms and a bathroom. A driveway provides parking and leads to a garage and there is a very good-sized and attractive rear garden.

The property is situated in a popular residential district of Harrogate, on a quiet cul-de-sac within easy walking distance of well regarding primary and secondary schools, and with easy access to the southern bypass for daily travel to Leeds and York etc.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM / DINING ROOM

An impressive open-plan living area with sitting and dining space with living-flame gas fire and glazed doors leading to the garden.

OFFICE

Providing a useful workspace with window overlooking the garden.

KITCHEN

With a range of fitted units with granite worktops. Electric hob, integrated oven, integrated dishwasher and fridge / freezer.

CLOAKROOM

With WC and washbasin.

BEDROOMS

There are three good-sized bedrooms on the first floor, some with fitted wardrobes.

BATHROOM

With washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

SEPARATE WC

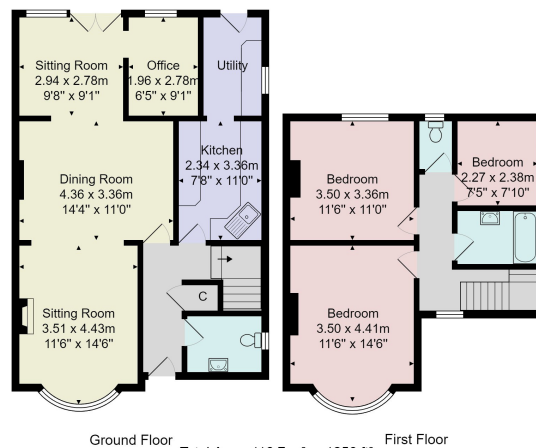
OUTSIDE

A driveway provides parking and leads to a garage. There is a large and attractive rear garden with patio, lawn and planted borders.

Tenure - Freehold

Council Tax Band - D





Ground Floor Total Area: 116.7 m² ... 1256 ft² First Floor
 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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