



VERITY  
FREARSON

4 WOODLANDS ROAD, HARROGATE, HG2 7AY

OFFERS OVER £580,000



# 4 WOODLANDS ROAD,

Harrogate, HG2 7AY

**A beautifully presented and very spacious three-bedroom detached home with a good-sized, attractive garden, situated in this convenient location close to excellent local amenities.**

This well-maintained property provides generous accommodation comprising two reception rooms together with a stunning modern kitchen, garden room and downstairs WC. Upstairs, there are three large bedrooms and a modern bathroom. The property occupies a generous plot and has the benefit of a garage, garden office, and summerhouse with light and power.

The property is located in a desirable position, convenient for access to both Harrogate and Knaresborough and well served by excellent local amenities and railway stations and is within walking distance of popular primary and secondary schools and supermarkets.



2 Reception Rooms · Garden Room · Kitchen · Cloakroom · Utility Room

3 Bedrooms · Bathroom · Part-Boarded Loft

Off-Road Parking · Garage · Summerhouse · Garden Office













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious entrance porch with tiled flooring leads to the reception hall, which includes an under-stairs cupboard.

#### SITTING ROOM

A spacious reception room with bay window overlooking the garden.

#### DINING ROOM

A further reception room with bay window.

#### CLOAKROOM

With WC and washbasin.

#### KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with quartz worktops. Integrated Bosch appliances include induction hob, dishwasher, double oven and fridge / freezer.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### GARDEN ROOM

Open plan to the kitchen, providing a further sitting area with windows and glazed doors overlooking the garden.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with bay window to the rear and fitted wardrobes.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A further good-sized double bedroom with bay window to the front. Currently used as an additional living area.

### BATHROOM

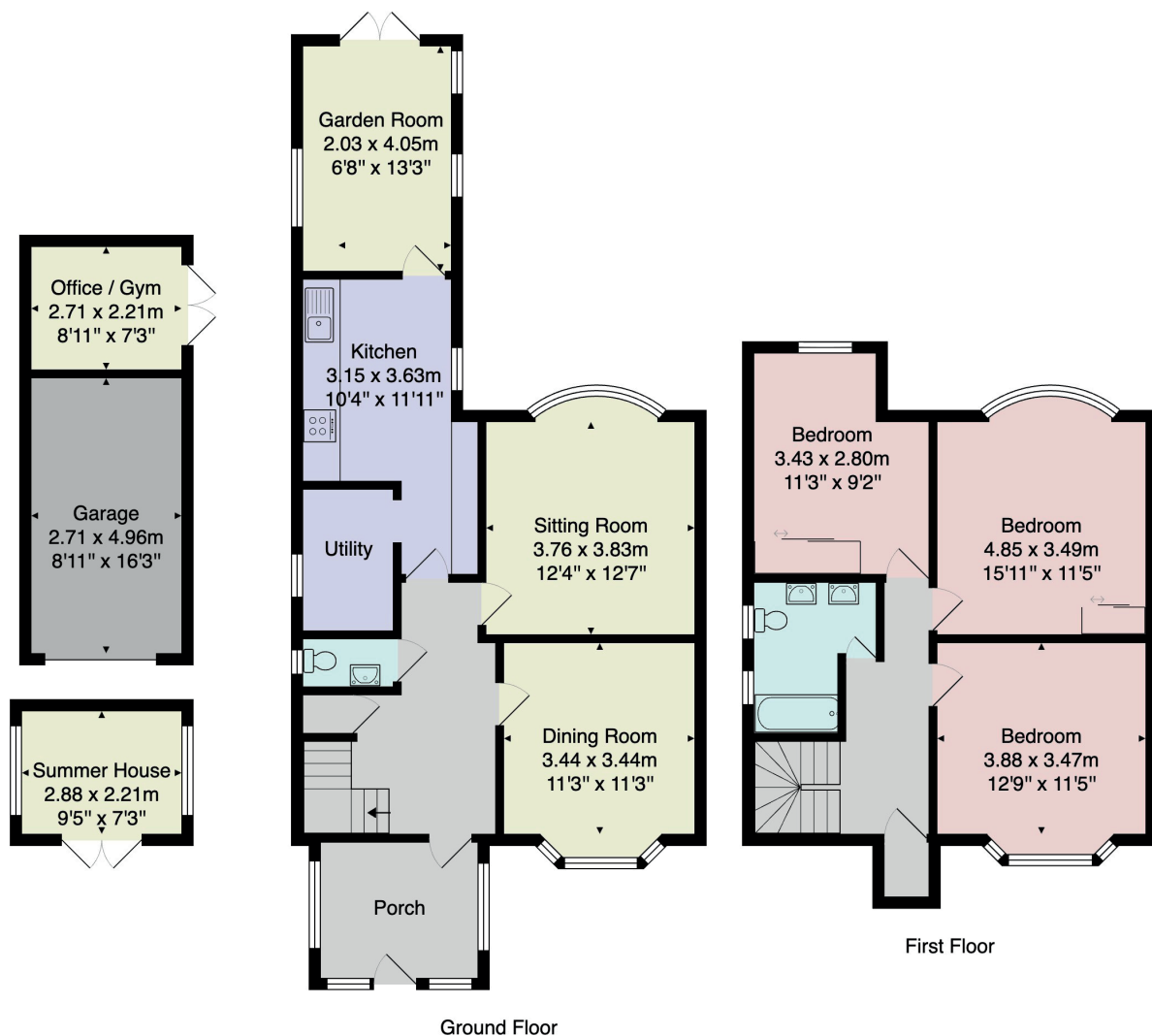
A white suite comprising WC, twin washbasins set within a vanity unit, and bath with shower above. Tiled walls and floor. Under-floor heating.

### LOFT

Pull-down ladder providing access to a part-boarded loft, offering useful storage space.



# FLOOR PLAN



Total Area: 136.9 m<sup>2</sup> ... 1474 ft<sup>2</sup> (excluding summer house, garage, office / gym)

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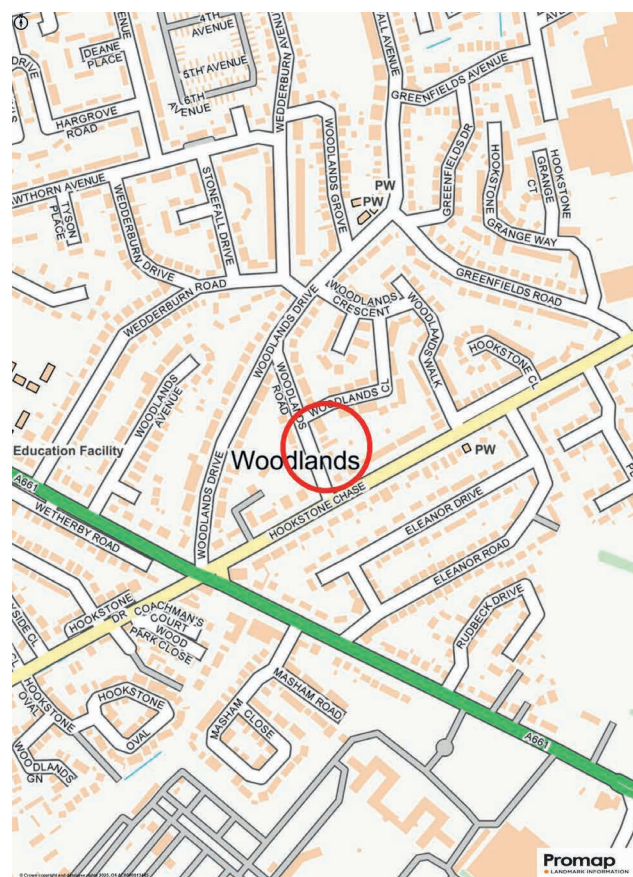
A driveway provides parking and leads to a single garage. There is an attractive rear garden with mature planted borders, lawn, patio and shed.

A useful garden room providing a work-from-home space or potential gym with light and power.

Providing a further outdoor sitting and entertaining space with light, power and tiled flooring.

All mains services connected.

## Freehold



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+)</p> <p>(81-91)</p> <p>(69-80)</p> <p>(55-68)</p> <p>(39-54)</p> <p>(21-38)</p> <p>(1-20)</p> <p>Not energy efficient - higher running costs</p>		68	77
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			

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