



VERITY
FREARSON

2 WOODALE COURT, HARROGATE, HG3 2YU

GUIDE PRICE £575,000

2 WOODDALE COURT,

Harrogate, HG3 2YU

An impressive four/five bedroom detached family home, offering spacious and versatile accommodation throughout, complete with a double garage, driveway parking, and landscaped gardens, and set within a popular modern development.

This well-presented modern home provides generous living space, featuring multiple reception areas and a spacious open-plan living, dining and kitchen area-ideal for contemporary family living and entertaining. The property offers four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom.

Externally, the home benefits from enclosed, low-maintenance landscaped gardens, a driveway providing parking for several vehicles, and a double garage, offering excellent practicality for family life.

The property enjoys all the advantages of a nearly new build home, including extended building warranties and energy-efficient features.



Sitting Room · Family Room/Dining Kitchen · Bedroom/Study/Snug · Utility Room · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Electric Vehicle Charge Point · Garden







ACCOMMODATION

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window to the front. Fireplace with inset living flame gas fire.

FAMILY ROOM / DINING KITCHEN

An impressive open-plan living space incorporating sitting, dining and kitchen areas. The kitchen is fitted with modern wall and base units, worktop and island, integrated induction hob, double oven, microwave, dishwasher and stylish downlighting. French doors lead from both the family and dining areas to the rear garden.

UTILITY ROOM

Adjoining the kitchen, providing additional storage and access to the rear garden. Space and plumbing for appliances.

BEDROOM / STUDY / SNUG

A flexible reception room ideal as a bedroom or home office.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with contemporary en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom.

BEDROOM 3

A double bedroom.

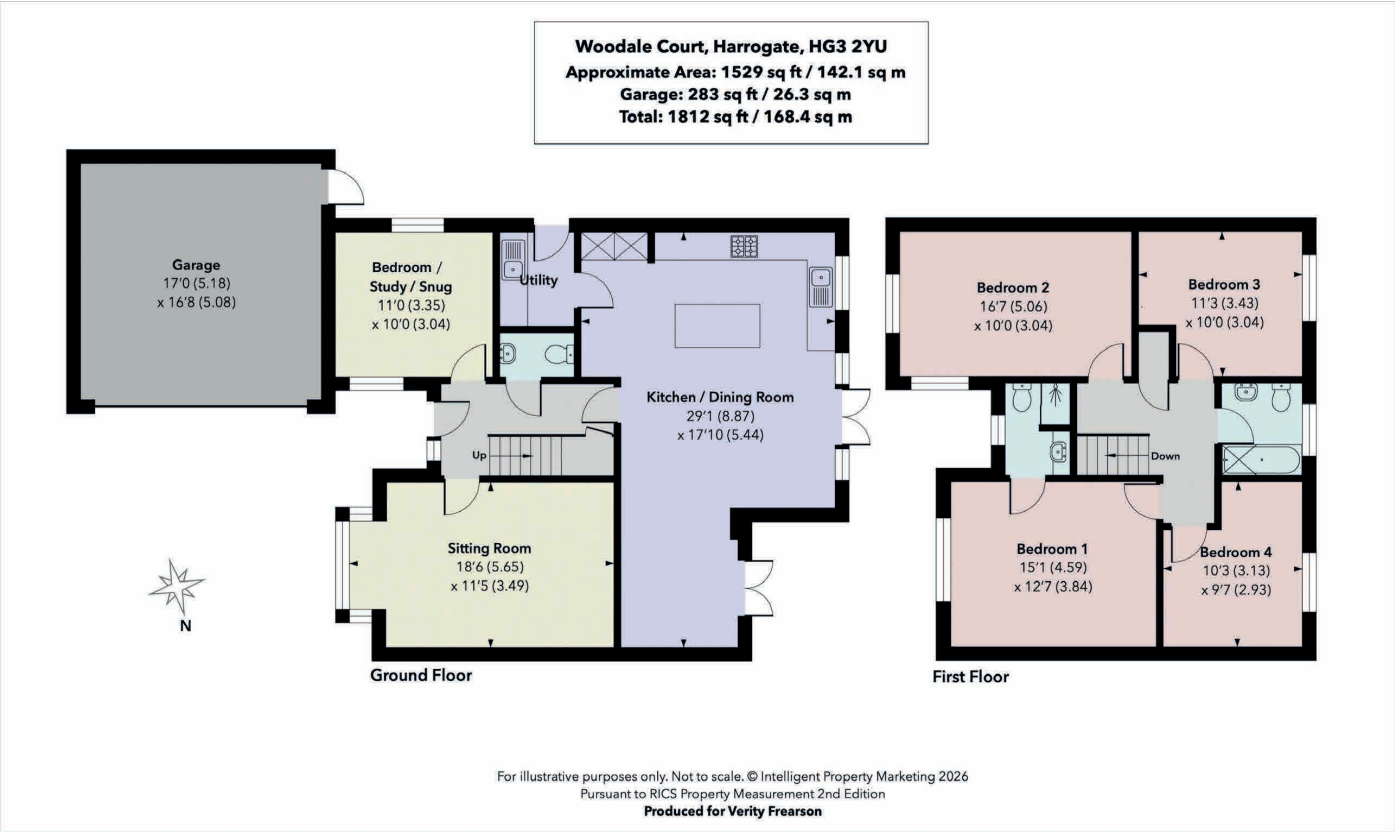
BEDROOM 4

A further double bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower over bath.

FLOOR PLAN



Outside

A block-paved driveway provides parking for multiple vehicles and leads to a garage with electric door and EV charging point. To the rear is a relandscaped enclosed garden with artificial lawn, patio, seating areas and planted borders.

Location

Situated on Woodale Court, the property is conveniently located close to a range of excellent local amenities. Saltergate Community Junior School and Saltergate Infant School are both within easy reach, located approximately 300 metres away, making this an ideal choice for families.

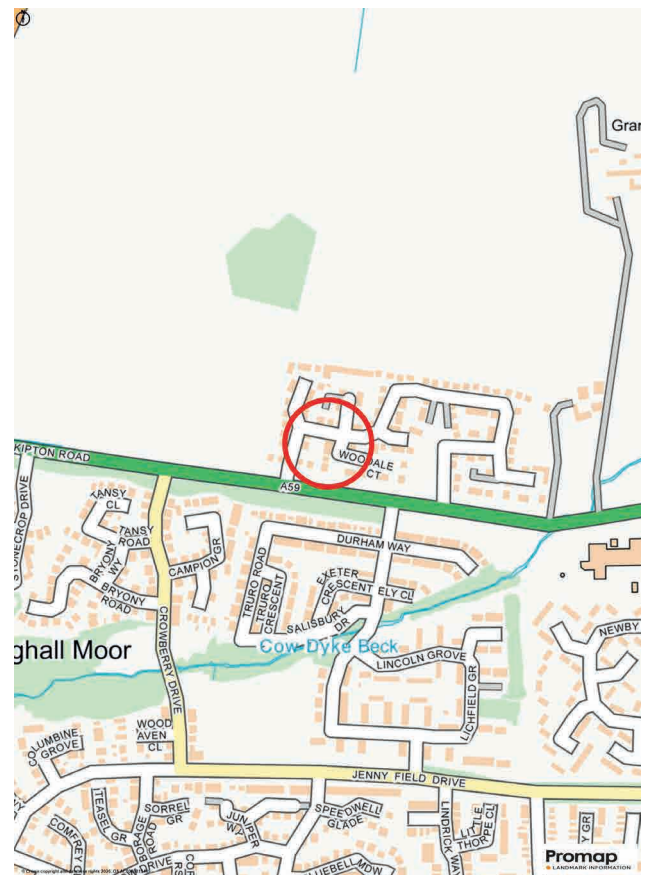
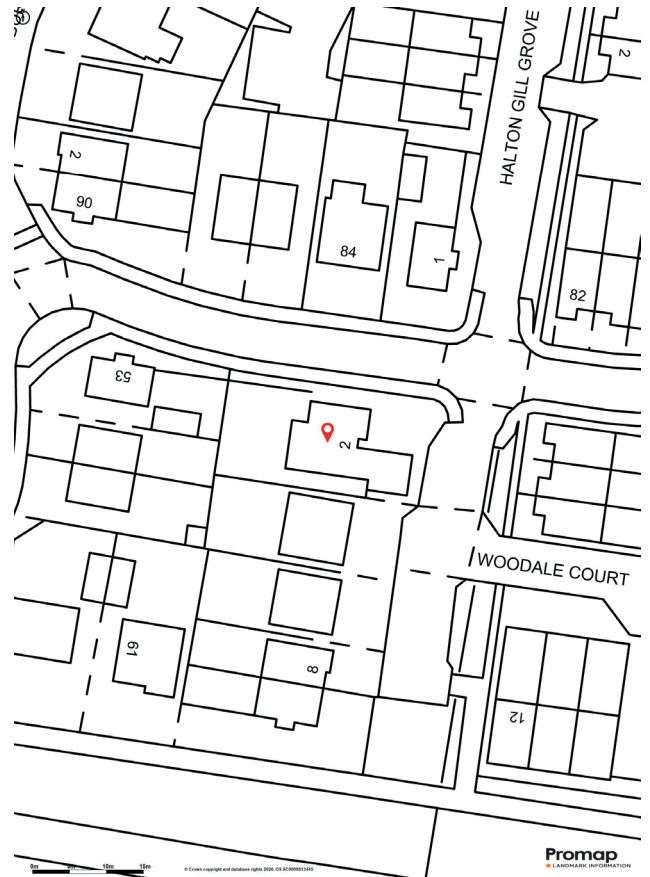
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		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		
England & Wales	EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk