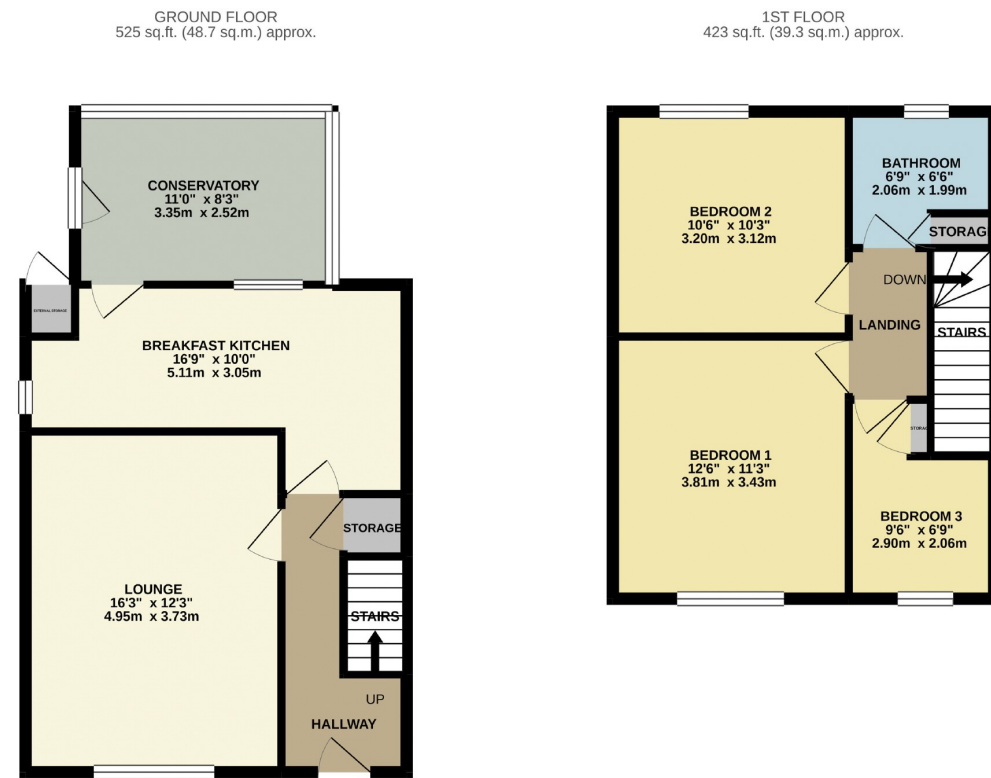


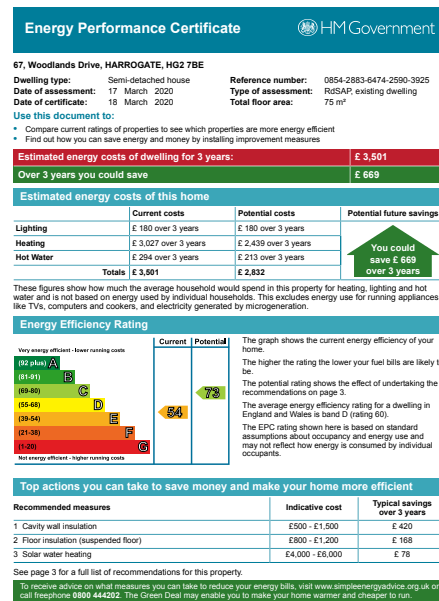
## Floor Plan



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.



## Energy Performance Certificates



## Directions

From the Empress roundabout proceed out of Harrogate on the Knaresborough Road and turn right into Stonefall Avenue and continue along where the road continues into Woodlands Avenue where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band      Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

# £299,999

67 Woodlands Drive, Harrogate, North Yorkshire, HG2 7BE

3 Bedroom House - semi-detached

*A very well presented and recently refurbished three bedroomed semi detached house offering well proportioned living accommodation throughout and benefitting from a great location with local amenities and transport links close by. NO ONWARD CHAIN.*



# HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
 Telephone: 01423 501 201  
 info@hopkinsons.net

## Description

A very well presented and recently refurbished three bedroomed semi detached house offering well proportioned living accommodation throughout and benefitting from a great location with local amenities and transport links close by. NO ONWARD CHAIN.

With gas central heating and UPVC double glazing throughout the living accommodation comprises; entrance hall, living room with feature fireplace, open plan breakfast kitchen, conservatory.

On the first floor the landing leads to the master bedroom, second double bedroom, good sized third bedroom and modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a lawned garden and a driveway offering off street parking for multiple vehicles and leading to the single garage. To the rear is a patio area and a good sized lawn.

