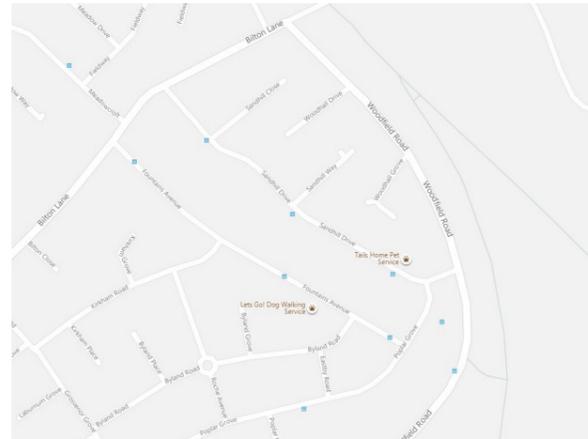


Total Area: 61.8 m² ... 665 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Empress roundabout proceed along the A59 towards Skipton for approximately 1 mile, turning right into Bilton Lane. Continue towards the end of the road turning right into Woodfield Road where number 280 can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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280 Woodfield Road, Harrogate

£189,950

MYRINGS
 Harrogate's Leading Family Estate Agent



This two bedroom semi-detached bungalow has a good sized and private rear garden with open aspects and is now in need of general modernisation throughout located in a desirable position within walking distance of beautiful countryside walks.

With a side driveway suitable for two cars, the bungalow opens into a central hall. Branching off to the left there is a spacious bay fronted living room with a central fireplace. To the right of the hall there is a bay fronted second bedroom which adjoins a partially tiled bathroom with an over-bath shower. To the rear elevation there is a well proportioned main bedroom with fitted wardrobes, and a fitted kitchen with a range of units and space for a breakfast table. An access door leads through into garden room which opens out to the really good

sized and private flagged patio garden. This area is a quiet residential area within a short walk of open countryside and a designated Conservation Area. It is surprisingly accessible being just five minutes drive from Harrogate's town centre, yet there are fantastic walks on your doorstep including the Nidd Gorge. Harrogate is renowned for it's fine restaurants and coffee shops, as well as the Edwardian Theatre and Royal Baths. For the commuter, Leeds and York are considered to be within a comfortable daily drive or a regular train service which runs from the town centre station. A regular bus service runs past the door that takes you into the town centre. The A1M linking into the national motorway network is approximately 8 miles away, and Leeds Bradford International airport is a mere twenty minute drive.



Bus
2 minutes by foot



Main Roads
A59 0.7 miles
A1M 7.4 miles



Train
Harrogate 1.7 miles



Airport
Leeds Bradford 14.1 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold