



29 Woodlands Grove, Harrogate, North Yorkshire, HG2 7BG

£250,000

Guide Price

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A beautifully presented three-bedroomed semi-detached house occupying a larger-than-average corner plot in this popular and convenient location.

This excellent home offers very well-presented accommodation with top quality fittings throughout, together with the benefit of full gas central heating and double glazing. Generous gardens to three sides, double-width driveway and single garage.

Popular residential position well served by local shops and services, and approximately only 1½ miles from Harrogate town centre. Starbeck railway station is also within easy walking distance.





GROUND FLOOR

uPVC front door leads to -

ENTRANCE HALL

Central heating radiator and under-stairs storage cupboard.

LOUNGE

(14' x 12') Large double-glazed picture window to front and central heating radiator. Modern fireplace with granite inset and hearth and living-flame gas fire. Double doors lead to -

DINING KITCHEN

(16'9 max narrowing to 13'7 x 10'4) Double-glazed windows to rear and side. Extensive range of good quality fittings with oak work surfaces above the base cupboards having inset single-drainer sink unit, plus matching wall-mounted units. Plumbing for washing machine and slim-line dishwasher. Induction hob with fan-assisted oven below and extractor hood above. Central heating radiator.



FIRST FLOOR

LANDING

Pull-down ladder leads to half-floored loft space.

BEDROOM 1

(13' x 11' narrowing to 10') Double-glazed window to front and central heating radiator.

BEDROOM 2

(11'3 x 10') Double-glazed window to rear and central heating radiator.

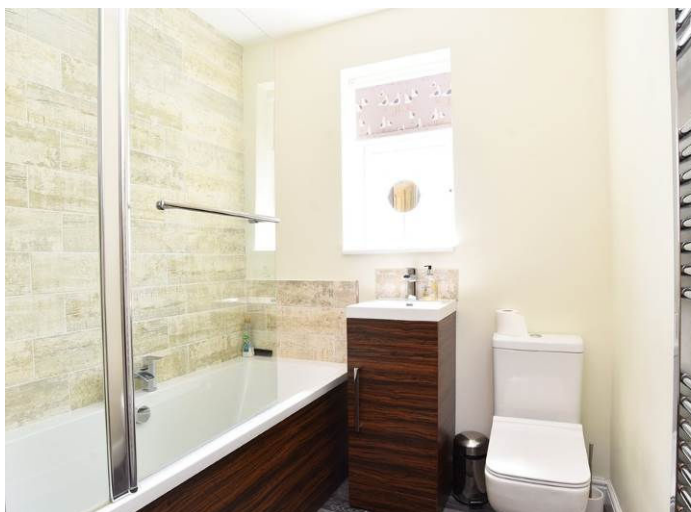
BEDROOM 3

(7'6 x 6'6) Double-glazed window to front and central heating radiator,



BATHROOM

(7'6 x 6'4) Double-glazed window to rear. Modern white suite comprising low-flush WC, washbasin with cupboard below and panelled bath with shower above and shower screen adjacent. Fitted storage cupboard and chrome heated towel rail.

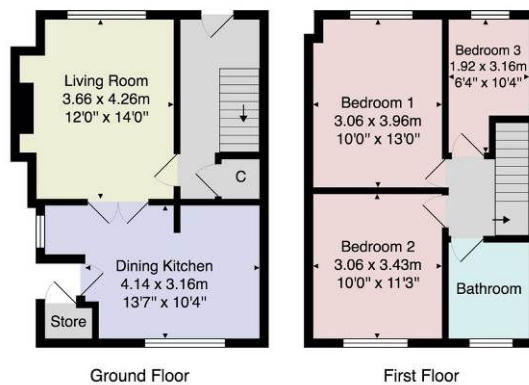


OUTSIDE

Integral garden store houses the gas-fired central heating boiler. The property occupies a generous corner plot with good-sized lawned gardens to three sides. To the side of the property there is a double-width driveway leading to a **SINGLE GARAGE (17' x 8'3)** with up-and-over door to front, window and door to side, power and light. To the rear there is a private lawned garden with flagged terrace, which enjoys a pleasant southwesterly aspect.

Tenure -

Council Tax Band - C



Total Area: 77.9 m² ... 838 ft²

All measurements are approximate and for display purposes only.

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