



**Woodlands Road, Harrogate HG2 7AY**

**welcome to**

**Woodlands Road, Harrogate**

SIX BEDROOM DETACHED FAMILY HOME, SET OVER THREE FLOORS, BOUGHT AS SEEN, SOUGHT AFTER LOCATION, DRIVEWAY, SINGLE GARAGE, GARDENS to three sides.



### Entrance Hall

Door to the front, stairs leading to the first floor landing.

### Downstairs Wc

8' 7" x 3' 2" ( 2.62m x 0.97m )

Low level flush WC, wash hand basin, double glazed window.

### Living Room

15' 3" x 11' 4" ( 4.65m x 3.45m )

Double glazed window to the front, sliding doors leading through to the dining room.

### Dining Room

11' 4" x 10' 5" ( 3.45m x 3.17m )

Double glazed window to the rear.

### Reception Room

8' 7" x 9' 7" ( 2.62m x 2.92m )

Double glazed window to the front.

### Kitchen

10' 3" x 12' 3" ( 3.12m x 3.73m )

A fitted kitchen with an array of wall and base units with work surfaces over, incorporating sink and drainer, part tiled walls, space for appliances, double glazed window to the rear.

### Utility Room

4' 7" x 12' 3" ( 1.40m x 3.73m )

Wall and base units with work surfaces over, sink and drainer, part tiled walls, space for washing machine and tumble dryer, double glazed door to the rear.

### First Floor Landing

#### Bedroom One

13' 4" x 11' 4" ( 4.06m x 3.45m )

Double glazed window to the front, access into the ensuite.

#### Ensuite

Shower cubicle, low level flush WC, wash hand basin, double glazed window to the front.

### Bedroom Two

7' 8" x 12' 3" ( 2.34m x 3.73m )

Double glazed window to the rear, access into the ensuite.

#### Ensuite

Shower cubicle, low level flush WC, wash hand basin, double glazed window to the rear.

### Bedroom Three

8' 7" x 13' 3" ( 2.62m x 4.04m )

Double glazed window to the front.

### Bedroom Four

12' 3" x 8' 3" ( 3.73m x 2.51m )

Double glazed window to the rear.

### House Bathroom

6' 5" x 7' 5" ( 1.96m x 2.26m )

A three piece bathroom suite comprising of bath with shower over, low level flush WC, double glazed window to the rear.

### Second Floor Bedroom Five

11' 4" x 14' 1" ( 3.45m x 4.29m )

Two Velux windows.

### Second Floor Bedroom Six

8' 7" x 14' 1" ( 2.62m x 4.29m )

Two Velux windows, eaves storage cupboard.

### Exterior

Driveway to the front providing ample parking, single garage, lawned areas to the front and side and paved garden to the rear.



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## **Woodlands Road, Harrogate**

- Six bedroom detached family home
- Sought after location
- Driveway and single garage
- Gardens to three sides
- House bathroom & two ensembles

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**