Woodhall Grove, Harrogate, HG1 4JJ
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Asking Price: £300,000

An opportunity to purchase this extremely well presented, extended semi detached bungalow, situated in this highly sought after cul-de-sac location.

The property has undergone a programme of refurbishment to a high standard by the current owners, offers generous living space throughout and comprises: Entrance hall, lounge, large kitchen diner with central island and bi-folding doors, utility room, WC, three bedrooms and a house bathroom with separate shower.

To the outside are extensive gardens with raised decked seating area and off road parking for a number of vehicles.

An early viewing comes highly recommended to appreciate the accommodation on offer.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
LOCATION
Woodhall Grove is situated in a popular residential location to the North of Harrogate and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and also provides excellent road access out of Harrogate via the A59/A61 onwards to York and Leeds and the A1M both for access out of Harrogate via the A59/A61 link roads onwards to York and Leeds and the A1M both North and South, making this an ideal base for travelling throughout the region.

DIRECTIONS
Leave Harrogate town centre via Parliament Street and turn right at the traffic lights onto Kings Road and proceed straight ahead at the next set of traffic lights continuing to the end of Kings Road and turn left at the T junction traffic lights onto Skipton Road. Turn right at the next set of traffic light turn right onto Bilton Lane and continue towards the end turning right onto Woodfield Road, take the turning right onto Woodhall Grove, where No 12 is located on the right hand side, identified by our Hunters For Sale board.

ENTRANCE HALL WAY
Accessed via UPVC entrance door, loft access with ladder and light, radiator, wood flooring, doors to:

LOUNGE
3.94m (12' 11") x 3.58m (11' 9")
UPVC double glazed window to front elevation, TV point, radiator, wood flooring.

KITCHEN DINING ROOM
6.63m (21' 9") x 3.56m (11' 8")
Quality modern range of base units with central island and breakfast bar, inset one and a half stainless steel sink unit with mixer tap, electric hob with feature extractor fan and electric double oven under, two tall boy cupboards, space for American style fridge freezer, plumbing and space for dishwasher, Bi-fold doors opening to rear garden, UPVC double glazed window to side elevations, heated towel rail, wooden flooring, radiator, space for dining table, door to:

UTILITY ROOM
2.29m (7' 6") x 2.06m (6' 9")
Fitted range of wall and base mounted units with working surfaces over with inset sink unit with mixer tap, plumbing and space for washing machine, space for dryer, Worcester Bosch combination boiler. wood flooring, UPVC double glazed window to side elevation, UPVC double glazed door leading to rear garden, door to:

WC
Low level WC, pedestal wash hand basin, wood flooring, extractor fan, UPVC double glazed window to front elevation.

BEDROOM ONE
3.68m (12' 1") x 2.95m (9' 8")
UPVC double glazed window to front elevation, radiator, TV point.

BEDROOM TWO
3.15m (10' 4") x 2.97m (9' 9")
UPVC double glazed window to rear elevation, TV point, radiator.

BEDROOM THREE / OFFICE
2.97m (9' 9") x 2.16m (7' 1")
UPVC double glazed window to rear elevation, radiator.

BATHROOM
Quality modern suite comprising panel bath, shower cubicle with main shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, inset ceiling spot lights, wooden floor, UPVC double glazed window to front elevation, extractor fan.

FRONT OF PROPERTY
Blocked paved driveway and path providing parking for a number of vehicles with raised gravel bed.

REAR OF PROPERTY
Access via secure gate is an extensive lawn garden with raised decked patio area and paved seating area with fencing to perimeters,

VIEWING ARRANGEMENTS
By Appointment With: Hunters
Tel: 01423 536222

OPENING HOURS:
Monday, Tuesday, Wednesday, Friday: 09:00 - 17:30
Thursday: 09:30 - 17:30
Saturday: 09:00 - 16:00
Sunday: 11.00 - 14.00

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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