



**Woodleigh Close, Harrogate HG1 4FS**

**welcome to**

**Woodleigh Close, Harrogate**

A beautifully presented modern two-bedroom end townhouse, ideally located close to the amenities of Kings Road and within easy walking distance of Harrogate Town Centre and excellent transport links.



A beautifully presented modern two-bedroom end townhouse, ideally located in a private cul-de-sac close to the amenities of Kings Road and within easy walking distance of Harrogate town centre and excellent transport links.

This stylish, move-in-ready home with energy efficient gas fired heating offers well-proportioned accommodation, briefly comprising: an entrance hall, cloakroom/WC, comfortable lounge, and a contemporary fitted kitchen with integrated appliances and double doors opening onto the landscaped rear garden.

To the first floor is a landing with access to a fully boarded loft complete with ladder and lighting. There are two generously sized bedrooms and a modern house bathroom.

Externally, the property benefits from a side garden and an attractive Yorkshire stone landscaped rear garden with fenced boundaries and gated side access. The garden features raised railway sleeper beds with established planting, along with a patio area ideal for relaxing and entertaining.

To the front are two parking spaces and an EV charging point. This turn-key property is perfectly suited to first-time buyers, couples, or young families.

## **Important Notice**

### **Ground Floor**

#### **Entrance Hall**

#### **W.C.**

#### **Lounge**

#### **Kitchen/Diner**

### **First Floor**

#### **First Floor Landing**

#### **Bedroom One**

#### **Bedroom Two**

#### **Bathroom**

#### **Exterior**



**view this property online** [williamhbrown.co.uk/Property/HRG107778](http://williamhbrown.co.uk/Property/HRG107778)



welcome to

## Woodleigh Close, Harrogate

- Stylish ready to move into property
- \*\*\*\*Internal Images Coming Soon\*\*\*\*\*
- Upgraded throughout by current owner
- Stunning Landscaped garden to the rear
- Additional Garden space to the side

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/HRG107778](https://www.williambrown.co.uk/Property/HRG107778)



Property Ref:  
HRG107778 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



harrogate@williambrown.co.uk



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



**williambrown.co.uk**