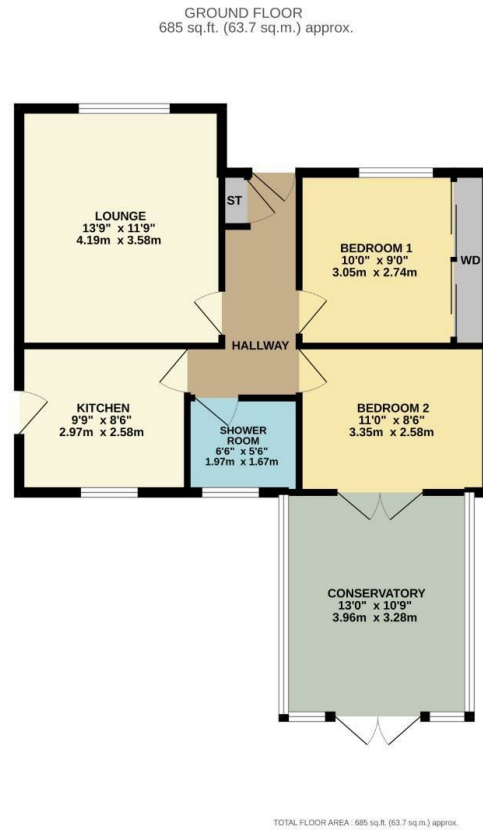


Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

Directions

Proceed out of Harrogate on Kings Road and turn left onto Skipton Road (A59). At the second set of traffic lights turn right onto Bilton Lane. Continue along Bilton Lane, past the cricket club and turn right onto Woodfield Road and turn right into Woodhall Drive where the property is found on your right hand side.
Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £285,000

10 Woodhall Drive, Harrogate, Yorkshire, HG1 4JH

2 Bedroom Bungalow - Semi Detached

A very well presented two bedroom semi detached bungalow offering well proportioned living accommodation throughout and benefitting from a superb location with a wide range of local amenities and a regular bus service close by into Harrogate's town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and UPVC double glazing, recently fully rewired, the living accommodation comprises, entrance hall with useful shoe cupboard, spacious lounge with gas stove, modern fitted kitchen single oven, gas hob and extractor hood, integrated dishwasher, freestanding fridge and freezer and space for a washing machine.

The hallway leads to the Master bedroom with fitted wardrobes, modern house shower room with walk in shower, w/c and hand basin with a storage unit. Second double bedroom with double doors leading into the conservatory which offers additional living space and overlooks the well maintained garden.

Outside to the front of the property there is a block paved driveway and well stocked flower beds. The driveway runs along the side of the property and leads to the single garage which has power and lighting. To the rear there is a lawn, gravelled area which offers a pleasant seating area with a pond with water feature, outdoor sockets and lighting.

