



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.



Ground Floor

Entrance Hall

A welcoming entrance hall with a front facing composite exterior door, radiator, stair case to the first floor accommodation and doors to the lounge and W.C.

W.C

A useful downstairs W.C fitted with a W.C., wash basin, radiator, part tiled walls and a front facing double glazed window.

Lounge

A good sized lounge with a radiator, front facing double glazed window and door to the kitchen/diner.

Kitchen / Diner

A stylish kitchen fitted with a range of wall and base units with co-ordinated work surfaces, integrated Bosch Appliances and recessed LED downlighting, Induction hob with extractor over, inset sink and drainer unit, tiled flooring, rear facing double glazed window and double glazed double doors leading onto the landscaped rear garden, ideal for relaxing and entertaining.

First Floor

First Floor Landing

With a side facing double glazed window, access via a ladder to the fully boarded loft with light and doors to the first floor rooms.

Bedroom One

A good sized master bedroom fitted with a range of wardrobes with mirrored doors, wall lights, radiator and a rear facing double glazed window.

Bedroom Two

A second double bedroom with a custom fitted desk and shelves, a radiator and two front facing double glazed windows.

House Bathroom

A stylish modern bathroom fitted with a bath with

shower over, vanity unit with wash basin, W.C., heated towel rail, tiled walls and floor, spotlights and extractor fan.

Exterior

Externally, the property enjoys a side garden and a beautifully landscaped rear garden finished in attractive Yorkshire stone, with enclosed fencing and gated side access. The rear garden is a standout feature, thoughtfully designed with raised railway sleeper beds and mature planting, complemented by a patio area ideal for relaxing or entertaining, along with a useful garden shed. A particular highlight is the outlook to the rear, where the development is surrounded by the grounds of the Grade II listed Grove House, creating a tranquil setting while remaining conveniently close to the town centre. To the front there is parking for two cars and an EV charging point.



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Woodleigh Close, Harrogate

- Stylish, ready to move in to property
- Built in 2022 and still covered by NHBC warranty
- 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

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Property Ref:
HRG107924 - 0002

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