

7 Woodlands Close, Harrogate,  
HG2 7AZ



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**£295,000**

## **Description**

A traditional three bedroom semi-detached family home, occupying a peaceful residential location on the favoured south eastern side of the town, close to excellent amenities.

The property has the benefit of gas fired central heating, has been recently rewired throughout and has majority UPVC sealed unit double glazing, with the exception of one window on the landing.

The accommodation briefly comprises: Entrance porch and hall, sitting room, dining room, kitchen and cloakroom/WC. On the first floor are three bedrooms and a house bathroom.

There are lawned gardens to both the front and rear and driveway parking to the side.

Woodlands Close is situated off Wetherby Road in the popular Woodlands area of the town. The immediate area sports an excellent range of amenities catering for most daily needs, with the town centre only a short distance away. The area has schooling for all age groups within walking distance. The location is also ideal for the commuter as easy access can be gained to a good road and rail network, leading to the larger cities within the area.

## **Tenure**

Leasehold - 3800 years remaining. Ground Rent is £6 per annum and paid up until 30th June 2022.

## **Services**

All mains services are connected to the property.

## **Council Tax**

Band C.

## **Directions**

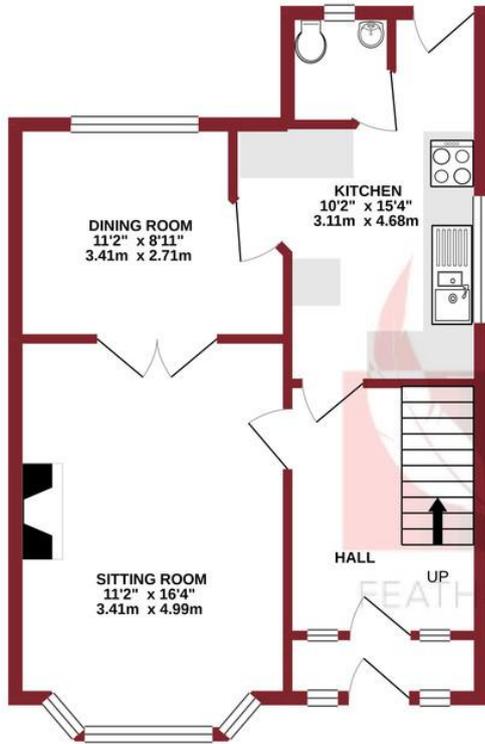
From Station Parade proceed to the traffic lights adjoining York Place and turn left signposted to York. At the Empress roundabout turn right onto the Wetherby Road and proceed to the Woodlands traffic lights. Turn left onto Hookstone Chase, left again onto Woodlands Road and right onto Woodlands Close, where the property will be seen on your left hand side.

## **Details Produced**

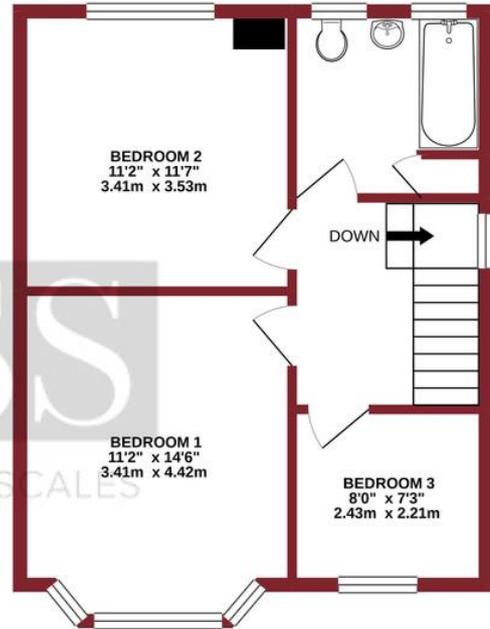
22<sup>nd</sup> September 2021.



**GROUND FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



**1ST FLOOR**  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.  
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