

230 WOODFIELD ROAD
HARROGATE
HG1 4JP



NICHOLLS
TYREMAN

230 WOODFIELD ROAD | HARROGATE | HG1 4JF

A well presented, double glazed and centrally heated, extended three bedroom semi detached house offering versatile family accommodation and practical outdoor space in a popular residential part of Harrogate. Early viewing is highly recommended to fully appreciate the rare combination of a practical family home with an immediate rural outlook and superb walking routes on the doorstep.

Entrance Hall | Lounge | Dining Room | Kitchen | Ground Floor Shower Room

Three Bedrooms | Bathroom

Detached Garage | Car Port | Garden

Council Tax: C | Energy Rating: D | Tenure: Freehold

£300,000





Approached via a low maintenance gravel front garden with ample off street parking and a useful car port to the side, this well presented three bedroom home sits on a wide, quieter stretch of Woodfield Road with limited through traffic.

Internally, the accommodation opens into an entrance hallway giving access to the principal ground floor rooms. The standout feature is a particularly spacious dual aspect through lounge that creates a bright and welcoming reception space. The kitchen has been extended to include a dining area, overlooks the rear garden and offers a practical layout for everyday living. Completing the ground floor is a useful cloakroom with shower.

Upstairs there are two good-sized double bedrooms (one with fitted wardrobes) together with a third single bedroom that works well as a home office, nursery or additional guest space. The family bathroom is fitted with a shower over the bath.

Outside, the larger than average rear garden has been thoughtfully landscaped with a variety of seating areas. Behind the property lies open rural land that cannot be built on, providing a permanent green outlook directly from the house. Within just 100 yards you meet the Greenway – a converted railway path that runs all the way to Ripley across the scenic Nidd Gorge Viaduct. Green fields and woodland walks are only a two minute stroll away, making this an outstanding location for dog owners and families who value easy access to open countryside.

There is also a garage with an up-and-over door and a useful shed/summerhouse offering excellent storage.

Woodfield Road is a well regarded residential street in the popular Bilton area of Harrogate. Local amenities are close at hand, including a Co-op supermarket, post office, chemist and other everyday shops. Several well regarded primary schools are nearby, along with Harrogate High School, making the location particularly appealing to families. Bus stops on the road provide regular services into Harrogate town centre, while Harrogate and Starbeck railway stations offer convenient rail links to Leeds and York. The wider amenities of Harrogate – including The Stray, independent shops, restaurants and parks – are a short distance away, with the A1(M) and Leeds Bradford Airport also readily accessible.



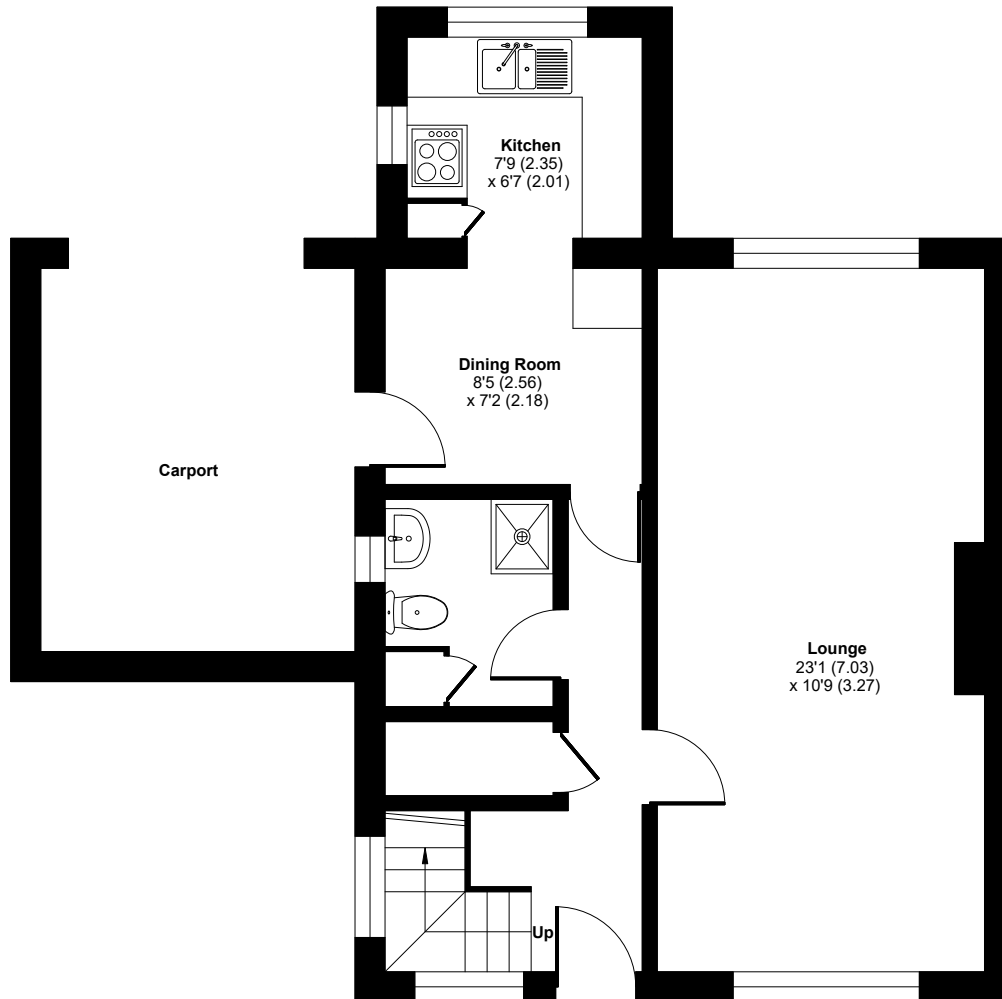
Woodfield Road, Harrogate, HG1

Approximate Area = 965 sq ft / 89.6 sq m (excludes carport)

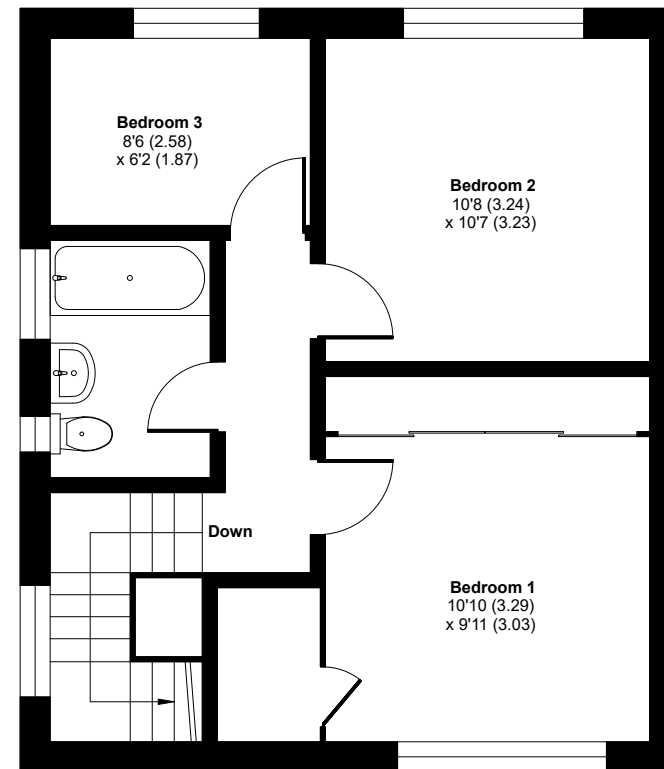
Garage = 131 sq ft / 12.1 sq m

Total = 1096 sq ft / 101.7 sq m

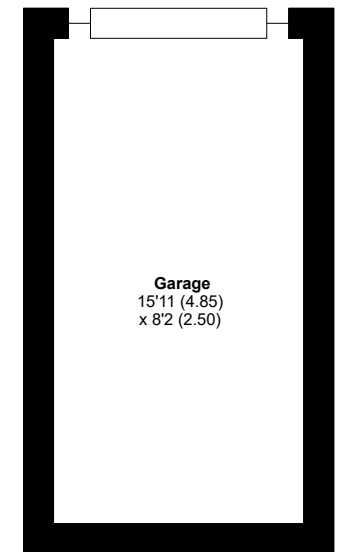
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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