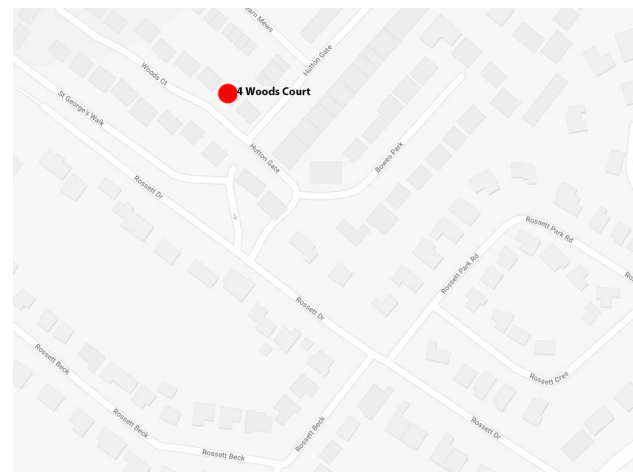
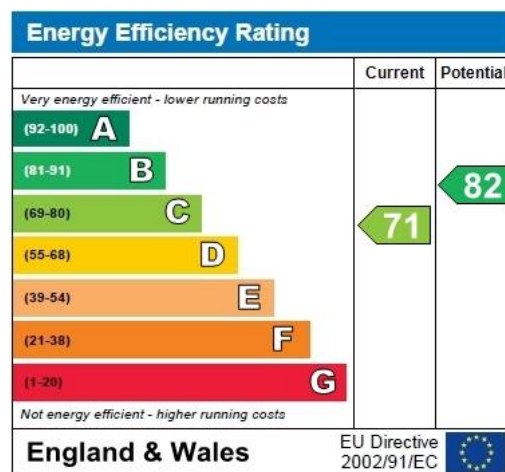


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along the A61 Leeds Road. Continue over the St. Georges roundabout and turn right at the traffic lights into Leadhall Lane. Follow the road turning right into Rossett Drive then right again at the end of the road into Hutton Gate and then left into Woods Court where number 4 can be found on the right hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.



4 Woods Court, Harrogate

£675,000

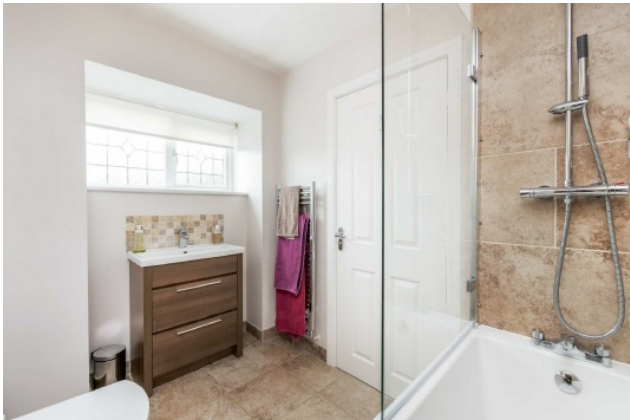
MYRINGS
Harrogate's Leading Family Estate Agent

This well presented family home located in a highly desirable residential area close to sought after schools, boasts four bedrooms and benefits from having extended living space along with enclosed gardens to the rear.

Fronted by an attractive lawned garden and block set driveway large enough for two cars, the accommodation opens to the central reception hall with guest w/c. To the front elevation is a bay fronted sitting room with feature fireplace. A second reception room to the front offers flexibility of use as a play room or home office. There is a door which provides internal access to the garage with electric roller shutter door. To the rear elevation is a separate formal dining room / snug and a study. The kitchen presents stylish, modern fitted units with granite work surfaces and tiled floor that extends into the garden room with vaulted ceiling. French doors open out to the rear gardens which

are completely enclosed and mainly laid to lawn with stone flagged patio, and bespoke garden storage shed to the side of the house. To the first floor there is a stylish house bathroom and four bedrooms, the two largest having built in wardrobes with the master also having a large en-suite with walk in shower.

Woods Court forms part of a highly regarded residential area on the favoured South side of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town is also renowned for it's reputable schools which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from both the town centre and Hornbeam Park. The A1M linking into the national motorway network is only 8.1 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
8 minutes walk



Main Roads
A1M 8.1 miles



Train
Hornbeam 0.8 of a mile
Harrogate 1.3 miles



Airport
Leeds Bradford 11.2 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold