

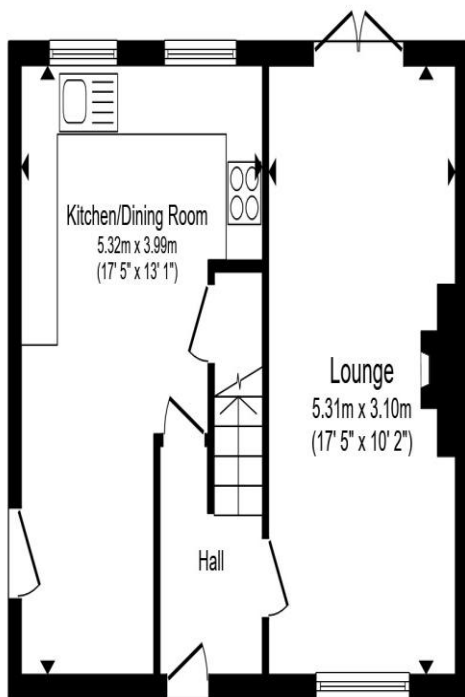


**Woodfield Avenue, Harrogate HG1 4LU**

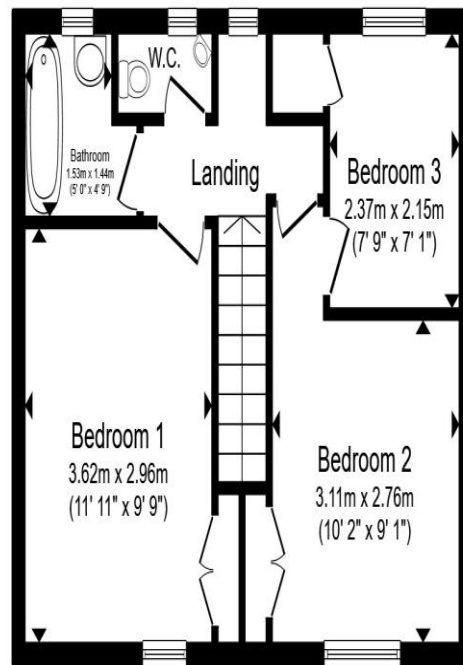
**welcome to**  
**Woodfield Avenue, Harrogate**

A well-presented three-bedroom end-terrace property, ideally situated with excellent access to Harrogate town centre and its wide range of amenities. This attractive home offers an excellent opportunity for first-time buyers, growing families, and investors alike.





**Ground Floor**



**First Floor**

Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Ground Floor**

**Entrance Hall**

**Lounge**

**Dining Kitchen**

**First Floor**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Separate W.C.**

**Exterior**

welcome to

## Woodfield Avenue, Harrogate

- Three Bedroom End Terrace
- Beautifully presented throughout
- Perfect for first time buyers and families alike
- Good sized gardens with fantastic patio area
- Driveway for two cars

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG107790](http://williamhbrown.co.uk/Property/HRG107790)



Property Ref:  
HRG107790 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**