

NEW
INSTRUCTION



£265,000

"Woodhall View"

* PERIOD DWELLING * FOUR BEDROOMS * LARGE GARDENS * PARKING * STUNNING VIEWS *

£15,000 REDUCTION MADE FOR QUICK SALE.

FOUR bedroom detached Family Home of the most generous proportions.

With delightful views across the valley to Calverley Woods the front.

Circa 1850, this stone built, double fronted, PERIOD property stands just off Harrogate Road with gardens primarily to the front and with the spacious living accommodation extending to some 2,000 sqft. Being double fronted there are two reception rooms either side of the central entrance hallway, along with a dining kitchen and childrens play room having its OWN ACCESS which may convert to a "Granny Flat" etc. Ground floor bathroom. Upstairs there are FOUR bedrooms and a "Victorian" style house bathroom. Basement room.

Viewing is essential as many original and interesting features of the period have been preserved and only by internal inspection can these be fully appreciated. The accommodation benefits from gas central heating and upvc double glazing and is tastefully decorated whilst being sympathetic to the period and style of property. Fabulous child friendly gardens and off road parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		