



8 Wedderburn Road, Harrogate, North Yorkshire, HG2 7QH

£425,000

Guide Price

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A spacious and beautifully presented three-bedroom family home offering very well-appointed accommodation over three floors, together with garage and good-sized, attractive garden.

The property has been extended and modernised to a high standard by the current owners and now provides generous and flexible accommodation. On the ground floor there is a stunning open-plan living kitchen with a stylish fitted kitchen plus a sitting room and WC / utility room. Upstairs, there are three good-sized bedrooms, including a master bedroom which has a dressing room and en-suite shower room, plus a modern house bathroom. The property has off-road parking to the front which is accessed via electric gates and to the rear there is a good-sized garden with various sitting areas, outdoor kitchen plus a store and office / gym.

The property situated in this convenient location just off Wetherby Road, well served by excellent local amenities and schools and just a short distance from Harrogate town centre and the Stray.





GROUND FLOOR

SITTING ROOM

A reception room with bay window to front and attractive fireplace.

LIVING KITCHEN

With a range of stylish fitted wall and base units, island and breakfast bar with gas hob, integrated oven, coffee machine, fridge/freezer and dishwasher. Stunning sitting / dining area with glazed bi-folding doors overlooking the garden.

UTILITY / WC

With WC and washbasin. Space and plumbing for washing machine and tumble dryer.



FIRST FLOOR

BEDROOM 2

A double bedroom with windows to front.

BEDROOM 3

A further good-sized bedroom with window to rear.

BATHROOM

With WC, washbasin and bath with shower above. Tiled walls and floor and heated towel rail. Window to rear.

SECOND FLOOR

BEDROOM 1

A large double bedroom with window to front and rustic brick feature wall and ornamental fireplace. Large dressing room with fitted clothes storage.



EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin and walk-in shower. Window to rear and tiled walls and floor.

OUTSIDE

An electric gate leads to a shared drive which leads to a private parking area at the front of the property. To the rear of the property there is an attractive and good-sized garden with artificial grass and paved and decked sitting areas, outdoor kitchen and an elevated patio which is accessed directly from the bi-folding doors from the kitchen. There is a garage / store which is attached to a gym / office which provides a useful additional work space.



Tenure - Freehold

Council Tax Band - C



Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only.
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