39 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QW

£265,000

39 Wedderburn Avenue, Harrogate, North Yorkshire, HG2

A three-bedroom semi-detached house with garden, driveway and newly constructed single garage, in this convenient location close to local amenities.

This super property provides good-sized accommodation which has been partly refurbished, but still offers by the opportunity to update part of the accommodation to suit their requirements. The house has the benefit of a newly constructed garage, new central heating system, boiler, bathroom and plastering throughout, but buyers have an opportunity to update and alter the kitchen to suit their needs and install new floor coverings. throughout.

The property is convenient for excellent amenities including shops, schools and railway station and just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.

GROUND FLOOR
SITTING ROOM
A spacious reception room.

DINING ROOM
A further reception room with window to rear.

KITCHEN
With a range of fitted units and space for appliances.

FIRST FLOOR
BEDROOMS
There are three good-sized bedrooms.

BATHROOM
A modern white suite with WC, washbasin and bath with shower above.

SECOND FLOOR
ATTIC ROOM
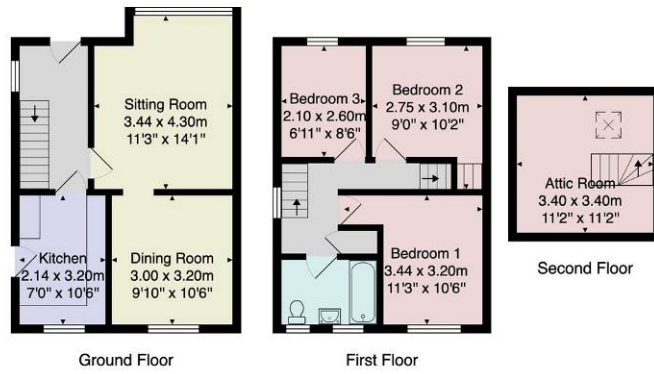A fixed staircase leads to an attic room on the top floor, providing useful additional accommodation.

OUTSIDE
A driveway provides parking and leads to a newly built detached garage. To the rear of the property there is an enclosed garden.

Tenure - Freehold

Council Tax Band - C

Floor Plan

Ground Floor

- Sitting Room 3.44 x 4.30m — 11'3" x 14'1"
- Kitchen 2.14 x 3.20m — 7'0" x 10'6"
- Dining Room 3.00 x 3.20m — 9'10" x 10'6"

First Floor

- Bedroom 3 2.10 x 2.60m — 6'11" x 8'6"
- Bedroom 2 2.75 x 3.10m — 9'0" x 10'2"
- Bedroom 1 3.44 x 3.20m — 11'3" x 10'6"

Second Floor

- Attic Room 3.40 x 3.40m — 11'2" x 11'2"

Total Area: 84.6 m² ... 910 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC