



39 Wedderburn Lodge, Wetherby Road, Harrogate, HG2 7SQ

£120,000

Offers In The Region Of

## 39 Wedderburn Lodge, Wetherby Road, Harrogate, HG2 7SQ

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A spacious and well-presented two-bedroom over-55s apartment situated on the first floor, with Juliet balcony overlooking attractive communal gardens within this sought-after retirement development.

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The accommodation comprises a spacious living room which has glazed door leading to the Juliet balcony, a well-equipped kitchen, two bedrooms and shower room. The apartment also has the advantage of excellent storage space. The property also benefits from use of a lift and double glazing.

Situated in this popular and well-run retirement development close to Harrogate District Hospital and the Stray. Available with no onward chain, an early inspection is recommended.





## **FIRST FLOOR**

### **ENTRANCE HALL**

A spacious reception hall with useful fitted cupboards. Storage heater.

### **SITTING ROOM**

A large reception room with electric fire. Window to front and glazed door leads to Juliet balcony. Storage heater.

### **KITCHEN**

With a range of fitted wall and base units with electric hob and oven. Space for appliances.

### **BEDROOM 1**

A double bedroom with fitted wardrobe. Storage heater.

### **BEDROOM 2**

A further bedroom. Panel heater.

### **SHOWER ROOM**

A white modern suite with WC, washbasin and walk-in shower.

### **OUTSIDE**

Wedderburn Lodge stands in its own grounds, with communal gardens for the benefit of all the residents. There are ample visitors' spaces and an allocated residents' parking space.

### **SERVICES**

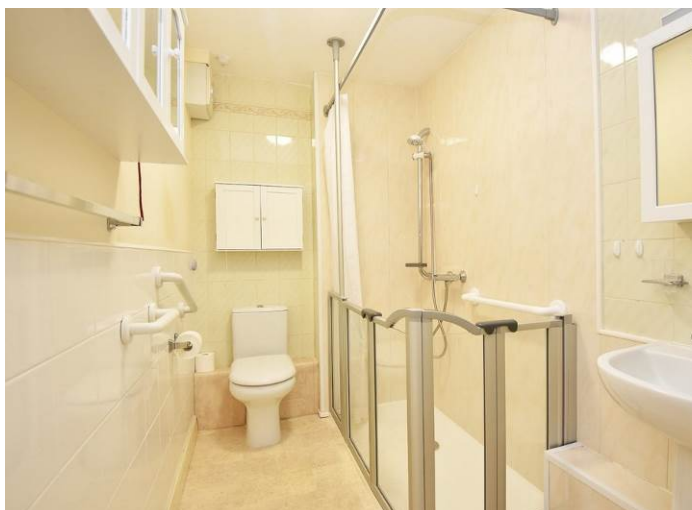
All mains with the exception of gas. There are two guest suites available to rent, for the benefit of the residents. Communal facilities include residents' lounge and laundry facilities.

### **TENURE**

Understood to be Long Leasehold, having an original term of 125 years from 1989. The service is approximately £500 per quarter, which covers buildings insurance, communal repairs and maintenance and gardening. Annual ground rent of £200 per annum.

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

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
<small>Band 1 (A) - Band 7 (G) - Better running costs</small>			
A	B	78	83
C	D		
E	F		
G			
<small>Not energy efficient - Higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.ePC40.com</small>			