



73 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QR

£310,000



## 73 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QR

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A newly refurbished and very well-presented three-bedroom semi-detached house with extended living accommodation and attractive garden, situated in this convenient location close to local amenities.

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This excellent property has been newly updated and modernised to provide high-quality modern accommodation with sitting room and stunning extended living kitchen with stylish fitted kitchen. Upstairs, there are three good-sized bedrooms together with a modern bathroom. There is a driveway which provides ample parking together with a garage and good-sized rear garden.

The property is situated in this convenient location well served by excellent local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window to front.

### **LIVING KITCHEN**

An impressive extended kitchen and living space with sitting and dining areas with glazed doors leading to the garden. The modern kitchen comprises a range of stylish wall and base units with worktop and breakfast bar. Induction hob, double oven, integrated wine fridge, dishwasher and washing machine.



## **FIRST FLOOR BEDROOMS**

There are three good-sized bedrooms.

### **BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

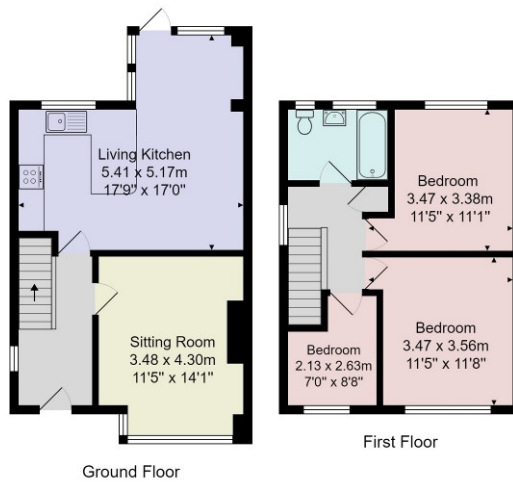
A driveway to the front provides ample parking and leads to the detached single garage. To the rear there is an attractive garden with lawn and patio.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 83.7 m<sup>2</sup> ... 900 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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