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THE HARROGATE ESTATE AGENT

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

£350,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

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

A superb Victorian town house offering well-appointed and well-presented accommodation over four floors with the rare benefit of good-sized gardens to both the front and rear.

The accommodation has the benefit of gas central heating plus extensive double glazing, and an internal inspection is strongly recommended.

The property is situated on the popular southeastern outskirts of Harrogate, well served by local shops and services, including well-regarded primary and secondary schools.





GROUND FLOOR

ENTRANCE HALL

Exposed tongue-and-groove floorboarding. Central heating radiator with cover. Ceiling cornice.

LOUNGE

Fireplace with wood surround having iron grate with open fire and tiled hearth. Exposed tongue-and-groove floorboarding. Central heating radiator. Ceiling cornice.

BREAKFAST KITCHEN

Window to rear. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in electric hob with oven below. Plumbing for dishwasher. Exposed tongue-and-groove floorboarding. Central heating radiator. Low-voltage spotlighting to ceiling.

REAR PORCH / UTILITY ROOM

With space and plumbing for washing machine.

CLOAKROOM

With WC and washbasin. Heated towel rail.

LOWER GROUND FLOOR

CELLAR

Steps from the kitchen lead to a seller which provides a useful storage area.



FIRST FLOOR

BATHROOM

Window to rear. Modern suite in white comprising panelled bath with tiled splashback, pedestal washbasin and low-flush WC. Tiled floor and ladder-style heated towel rail.

BEDROOM 1

A double bedroom with windows to front and central heating radiator.

BEDROOM 2

A further good-sized bedroom with central heating radiator and window to rear.



SECOND FLOOR

BEDROOM 3

A large double bedroom with skylight window and window to front, fitted wardrobes and ornamental fireplace. Central heating radiator.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit and shower. Velux window. Central heating radiator.

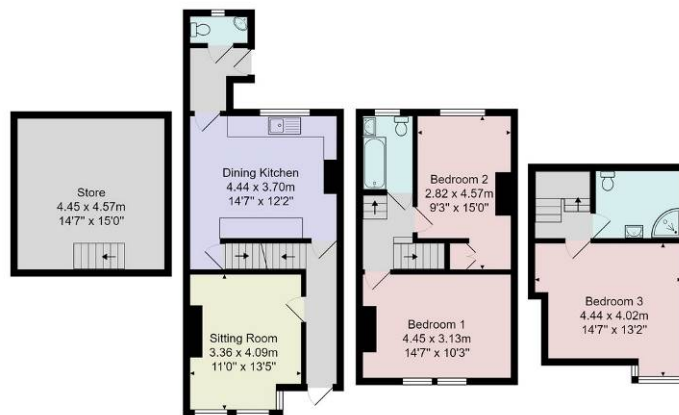
OUTSIDE

To the front of the property is an attractive landscaped lawned garden with well-stocked flower borders and path leading to the front door. To the rear is a good-sized flagged patio, ideal for entertaining, beyond which there is a further good-sized lawned garden with flower borders and garden shed.



Tenure - Freehold

Council Tax Band - C



Total Area: 123.5 m² ... 1330 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

