

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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36 Wedderburn Drive, Harrogate, North Yorkshire, HG2 7QF

£250,000

Offers In The Region Of

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THE HOME OF PROPERTY
• SINCE •
1921

36 Wedderburn Drive, Harrogate, North Yorkshire, HG2 7QF

A well-presented three-bedroomed semi-detached house with driveway and garden, situated in this quiet and convenient location.

This excellent property has been updated and modernised by the current owners to a high standard and comprises good-sized living accommodation with sitting room, modern open-plan dining kitchen with glazed patio doors leading to the garden, three bedrooms and modern shower room. To the rear of the property there is an attractive garden with lawn, and a driveway provides parking.

Wedderburn Drive is a quiet and convenient location well served by local amenities and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base unit with integrated oven and electric hob with space for appliances. Walk-in pantry.

SITTING ROOM

A reception room with bay window to front.

FIRST FLOOR BEDROOMS

There are three good-sized bedrooms, including the main bedroom with bay window.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and large walk-in shower.

OUTSIDE

To the rear of the property there is an attractive and good-sized garden with lawn and timber garden shed. A driveway to the front provides parking.

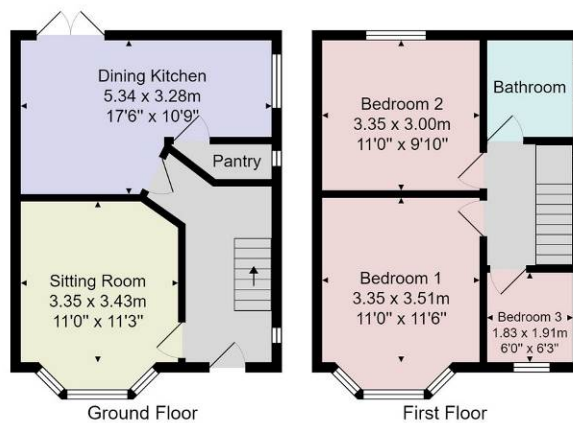
AGENT'S NOTE

The property has thermostatically controlled electric heating and the benefit of uPVC double-glazed windows.

Tenure - Freehold

Council Tax Band - C





Total Area: 75.5 m² ... 813 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		83
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			