



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

£280,000

Offer Over

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

A very well presented three bedroom semidetached house with extended living accommodation, attic room, garage and large garden, situated in this quiet and convenient location.

This excellent property has been extended, updated and modernised to a high standard and comprises good sized living accommodation with sitting room, modern open plan, extended dining kitchen, three bedrooms, modern bathroom, and useful attic room.

A driveway provides parking and leads to a single garage and to the rear of the property there is an attractive and good sized garden with lawn and sitting areas. Wedderburn Drive is a quiet and convenient location, well served by local amenities and it's just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with a window and electric fire.

DINING KITCHEN

A stunning open plan kitchen and dining area with windows overlooking the garden. The kitchen comprises a range of stylish fitted units, integrated fridge/freezer and space for appliances.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, basin and bath with shower above.

SECOND FLOOR

ATTIC ROOM

Fixed stairs from bedroom 1 lead to a very useful attic room, providing additional accommodation with skylight window. Ideal work from home space or storage area.

OUTSIDE

The property occupies a particularly generous plot and has a very good sized and attractive garden with lawn and sitting areas. A driveway provides parking and lead to a single garage.



Agents Note

A new boiler has recently been installed.

Tenure - Freehold

Council Tax Band - C





Total Area: 93.1 m² ... 1002 ft² (excluding garage)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>For energy efficient homes (rating code)</small>			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			