



73 Wedderburn Road, Harrogate, North Yorkshire, HG2 7QG

£250,000

Guide Price

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A spacious and extended two-bedroom end-of-terrace property occupying a particularly generous plot with large garden to the side.

The property now offers buyers the opportunity to modernise the accommodation to suit their own requirements and the large plot has huge potential for further development, subject to obtaining the necessary consents. On the ground floor there is a large open-plan sitting and dining area, together with a separate kitchen. Upstairs there are two double bedrooms plus a bathroom and second floor sitting room / study area. A particular feature of the property is a large plot with good-sized gardens to the front, side and rear. A driveway provides ample parking and there is a useful outside at store.

The property is located in this convenient residential location, well served by nearby local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A large open-plan reception room with sitting and dining areas with gas fire and glazed doors leading to the garden.

KITCHEN

With a range of fitted wall and base units with space for appliances.

FIRST FLOOR

BEDROOMS

There are two double bedrooms on the first floor.

BATHROOM

With WC, washbasin and bath with shower above.

SECOND FLOOR

LOFT SPACE

Could be used as further double bedroom on the second floor plus an additional adjoining sitting / study area. Access to eaves storage space.

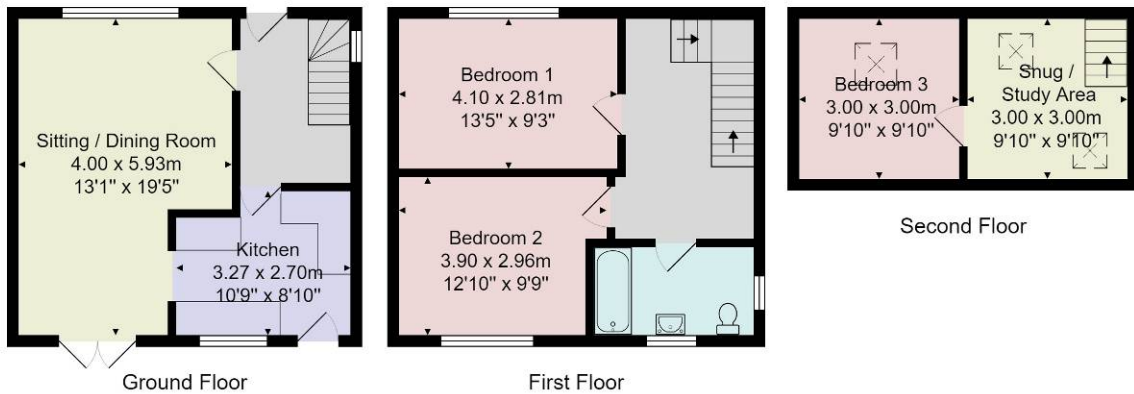
OUTSIDE

The property occupies a particularly generous plot and has a large front and side garden, in addition to a rear garden with lawn and decked covered sitting area. There is also a useful brick-built store. A driveway provides ample parking.

Tenure - Freehold

Council Tax Band - B





Total Area: 94.9 m² ... 1022 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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