



29 Wedderburn Lodge , Wetherby Road, Harrogate, HG2 7SQ

£100,000

29 Wedderburn Lodge , Wetherby Road, Harrogate, HG2 7SQ

A pleasant and deceptively spacious two-bedroom first-floor apartment forming part of this popular retirement development.

Wedderburn Lodge is situated on the popular southeastern outskirts of Harrogate, served by local shops and services and close to Harrogate District Hospital and the Stray. Available with no onward chain, an internal inspection is recommended.





GROUND FLOOR

Security-controlled entrance leads to -

COMMUNAL ENTRANCE HALL

With passenger lift and stairs to the upper floors.

FIRST FLOOR

Private front door leads to -

ENTRANCE HALL

With night storage heater and coved ceiling. Good-sized storeroom and airing cupboard housing hot-water cylinder.

LOUNGE

Double-glazed window to front, night storage heater and coved ceiling. Modern fireplace with electric fire.

KITCHEN

Double-glazed window to front. Fitted base cupboard and work surfaces above having inset single-drainer sink and matching wall-mounted units. Built-in electric hob with oven below and extractor hood above.

BEDROOM 1

Double-glazed window to front, night storage heater and coved ceiling. Extensive range of fitted wardrobes.

BEDROOM 2

Double-glazed window to front, wall-mounted electric heater and coved ceiling.

BATHROOM

Modern suite comprising low-flush WC, pedestal wash-hand basin and panelled bath with shower above. Fully tiled to two walls and extractor fan.

OUTSIDE

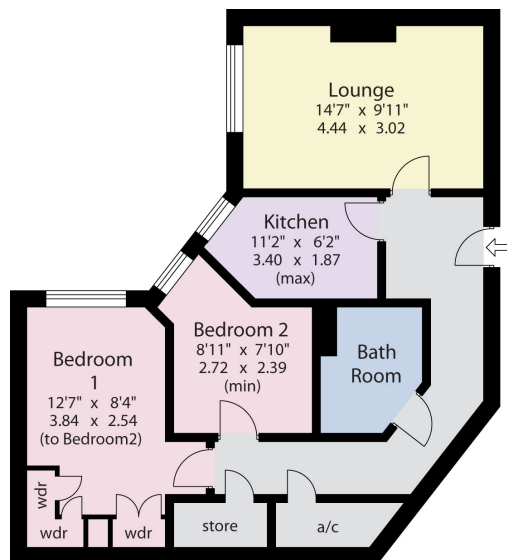
Wedderburn Lodge stands in its own grounds with generous communal gardens for use by all the residents. The subject apartment has the benefit of two allocated parking spaces in the front car park.

TENURE

Understood to be Long Leasehold, having an original term of 125 years from 1989. Ground rent is believed to be £200 per annum and the service charge is believed to be approximately £168 per calendar month to include buildings insurance, communal heating and lighting, and external repairs and gardening etc. Subletting is not permitted. Pets are not allowed. The details of the Lease will need to be approved by the purchaser's legal adviser.

Tenure - Leasehold

Council Tax Band - D



Approx Gross Floor Area = 654 Sq. Feet
= 60.63 Sq. Metres

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 |
|--|---|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |