



201 Wetherby Road, Harrogate, North Yorkshire, HG2 7AE

£450,000

Guide Price

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A fantastic opportunity to purchase a three / four-bedroom detached house occupying a generous plot with attractive gardens, in this most convenient location well served by local amenities and close to Harrogate town centre.

This super property offers huge potential for buyers to update and modernise the accommodation and potentially extend to suit their own requirements, subject to obtaining the necessary consents.

The property occupies a particularly generous plot with good-sized and attractive gardens surrounding the property, together with a long driveway. The current accommodation comprises two reception rooms on the ground floor, together with a ground-floor bedroom, bathroom and kitchen. One of the reception rooms could be used as an additional bedroom, if required. Upstairs, there are two bedrooms and large eaves storage areas.

This super property is situated in a most convenient location, well served by excellent local amenities and just a short distance from Harrogate town centre, whilst providing easy access to the southern bypass and the A1(M).





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with fire.

KITCHEN

With a range of fitted units and space for appliances.

DINING ROOM / BEDROOM

A further reception room or additional bedroom.

BEDROOM

A ground-floor double bedroom with doors leading to the garden.

BATHROOM

With WC, washbasin, bidet and corner bath.

FIRST FLOOR

BEDROOMS

There are two double bedrooms on the first floor, each with access to large eaves storage space.

OUTSIDE

A driveway provides off-road parking. To the rear of the property there is a very good-sized and attractive garden with mature, planted borders and extensive lawned area. Greenhouse and shed.



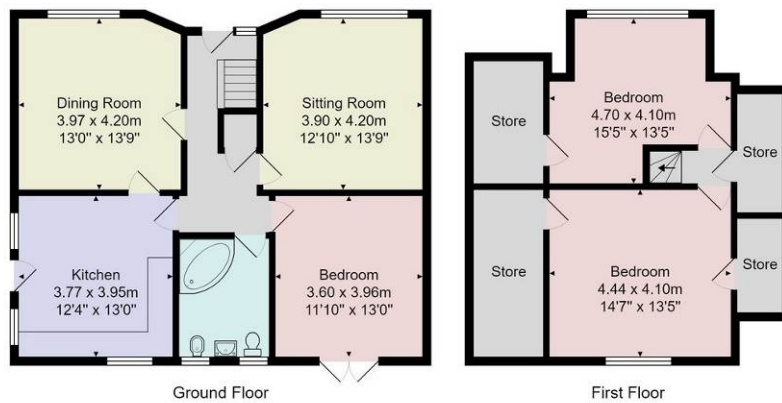
AGENTS NOTE

The property is being sold by executors as part of a deceased estate and is therefore sold with limited guarantee.

Tenure - Freehold

Council Tax Band - E





Total Area: 136.1 m² ... 1465 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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