



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

£269,950

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A well-presented three-bedroom semi-detached house with extended living accommodation, driveway and large garden, situated in this quiet and convenient location, well served by

This excellent property has been extended and provides generous and flexible accommodation. On the ground floor there is a sitting room, dining kitchen, conservatory, plus ground-floor bedroom or additional reception room. Upstairs, there are three bedrooms and a modern bathroom. A driveway provides parking for two vehicles and to the rear of the property there is an attractive, good-sized and private garden with lawn and sitting areas and large summerhouse.

Wedderburn Drive is a quiet and convenient location, well served by local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with fireplace and wood-burning stove.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with electric hob, oven and space for appliances.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

PLAYROOM / OFFICE / BEDROOM 4

Providing a useful additional reception room or potential office or potential ground-floor bedroom. Window overlooks the garden.



FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor including the main bedroom with bay window and fitted wardrobes.

BATHROOM

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

LOFT

There is access to a part-boarded loft that provides useful storage.

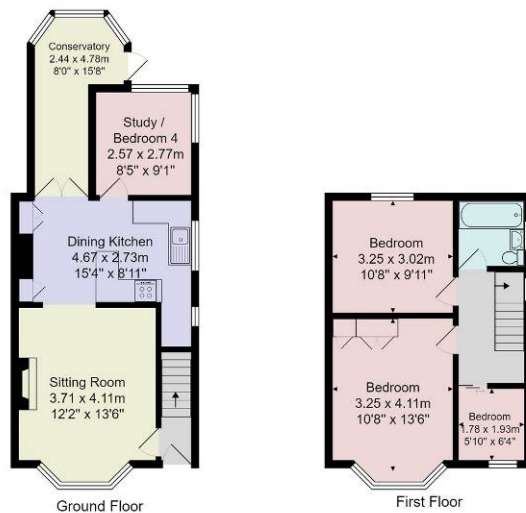
OUTSIDE

A drive provides parking for two vehicles. To the rear of the property there is a good-sized garden with lawn, patio, garden shed, and large summerhouse, providing storage space or additional outdoor entertaining / sitting area with light and power.

Tenure - Freehold

Council Tax Band - C





Total Area: 87.9 m² ... 946 ft²

All measurements are approximate and for display purposes only.
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