



66 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QW

£300,000

Price Guide

66 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QW

A beautifully presented three-bedroom semi-detached house with attractive garden and driveway, situated in this delightful position overlooking the adjoining allotments and convenient for excellent local amenities and railway station.

This modern home provides stylish accommodation with an open-plan kitchen and dining area together with a separate sitting room. On the first floor there are three good-sized bedrooms, together with a modern bathroom. A driveway provides parking and there is an attractive rear garden with lawn and patio, enjoying a delightful outlook to the rear.

Wedderburn Avenue is a convenient location, situated on the edge of Harrogate and well served by excellent local amenities including nearby shops, and Starbeck railway station is within easy walking distance.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard where there is a modern newly fitted gas boiler.

SITTING ROOM

A spacious reception room with bay window.

DINING KITCHEN

With space for dining table and glazed doors leading to the garden. The kitchen comprises a range of stylish modern units with worktop and breakfast bar. Electric hob, integrated oven, microwave, fridge / freezer and dishwasher. Space for a free-standing washing machine.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A modern white suite comprising WC, washbasin set with vanity unit, and bath with shower above. Tiled walls and floor.

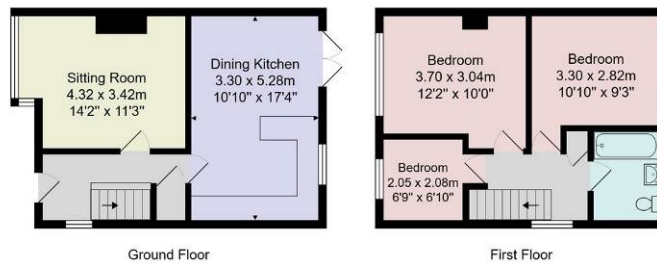
OUTSIDE

A driveway provides parking. There is a good-sized and attractive rear garden with patio and lawn enjoying an open aspect over the adjoining allotments.

Tenure - Freehold

Council Tax Band - C





Total Area: 76.9 m² ... 828 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		