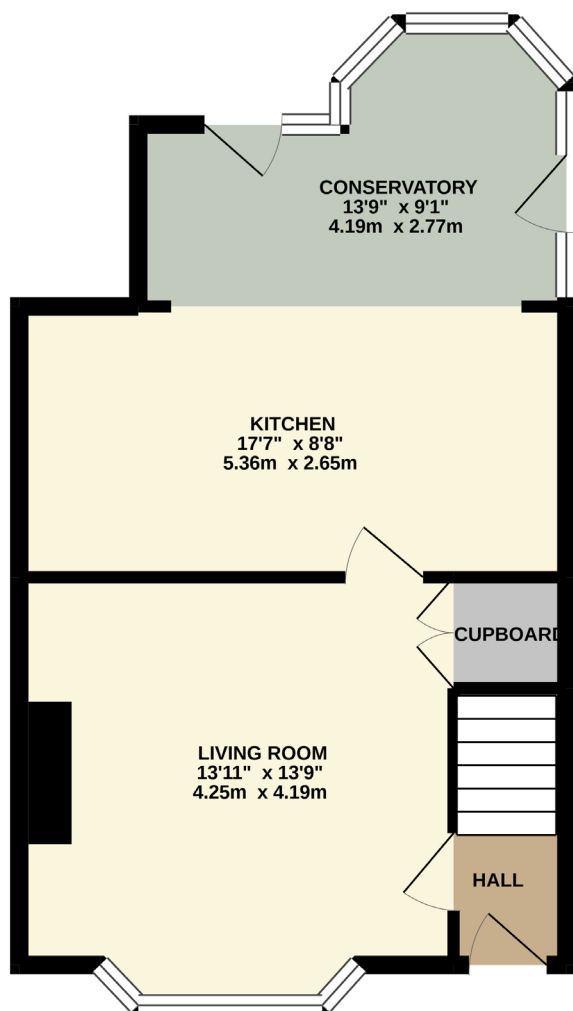
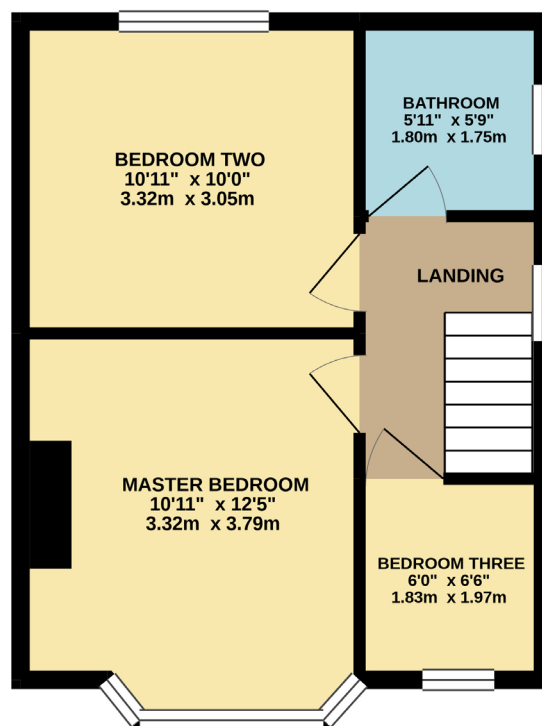


GROUND FLOOR
481 sq. ft. (44.7 sq. m.) approx.



1ST FLOOR
364 sq. ft. (33.8 sq. m.) approx.



TOTAL FLOOR AREA : 845 sq. ft. (78.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**16 WEDDERBURN DRIVE
HARROGATE**

£235,000

A well-presented, three bedroom semi-detached property situated in a popular residential location close to local amenities including schools, shops and supermarkets and within easy reach of the town centre.

The accommodation benefits from double glazing and gas central heating and comprises: Entrance hall, Living room with bay window and useful storage cupboard, open-plan kitchen/dining room leading to a conservatory with two doors to the rear garden, first floor landing, two good-sized double bedrooms, single bedroom and a house bathroom.

To the front of the property is a block-paved driveway and lawned garden with a well-stocked border. A brick-built archway with iron gate gives access to a side pathway leading to the rear garden where there is a block-paved patio area, lawned garden, gravelled area, timber shed and well-established shrubs in a raised border.

3 Bedrooms

2 Reception Rooms

1 Bathroom

Off-street Parking

DIRECTIONS - HG2 7QF

From Harrogate town centre take Station Parade and at the end of the road turn left onto York Place. At the Empress Roundabout take the third exit onto Wetherby Road. Turn left onto Wedderburn Road and left onto Wedderburn Drive.

COUNCIL TAX

The property has been placed in band C.

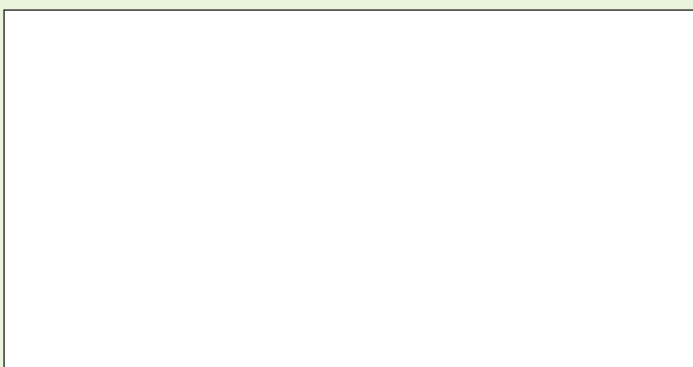
TENURE

The tenure of the property is leasehold with 3070 years remaining. There is no service charge and the ground rent of £2.64 pa was last paid in 2012.





EPC RATING: TBC



APPROXIMATE DISTANCES

Town Centre	1.7 miles
Railway Station	0.7 miles
Bus Route	500 metres
Airport	14 miles