



## SHOP & LIVING ACCOMMODATION

### 137 WETHERBY ROAD

HARROGATE HG2 7AA

A FREEHOLD GROUND FLOOR SHOP UNIT (305 SQ FT) PLUS ASSOCIATED LIVING ACCOMMODATION AT GROUND AND FIRST FLOOR (EXTENDING TO 1365 SQ FT OVERALL), PLUS PARKING AND GARDEN IN A CONVENIENT LOCATION AT WOODLANDS CORNER.

**Guide Price: £250,000**

FOR SALE BY PRIVATE TREATY



## Situation

This semi-detached freehold property is situated at Woodlands Corner on the junction of the Wetherby Road and Hookstone Road to the south east of central Harrogate. There is a significant amount of housing in the vicinity and Woodlands Corner is noted for its local amenities including a public house, hairdresser, fuel station, takeaway and being within walking distance of both primary and secondary schooling.

## Description

A freehold semi-detached building offered with vacant possession. The property as existing extends overall to some 1365 sq ft, (127 sq m) including a ground floor shop unit of 305 sq ft (28.4 sq m). The living accommodation offers flexibility of use with a ground floor sitting room and kitchen plus 3 bedrooms and a bathroom on the first floor, all of which offers scope for general updating and improvement.

The property is ideally suited for a variety of mixed uses (subject to appropriate planning consents) and could potentially also return to its original residential use. There is parking for 2/3 vehicles to the front, plus a garage as well as a rear garden area.

## Additional Information

### Tenure

Freehold with vacant possession on completion.

### Services

All mains services are installed.

### Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, both public and private, which may affect the property.

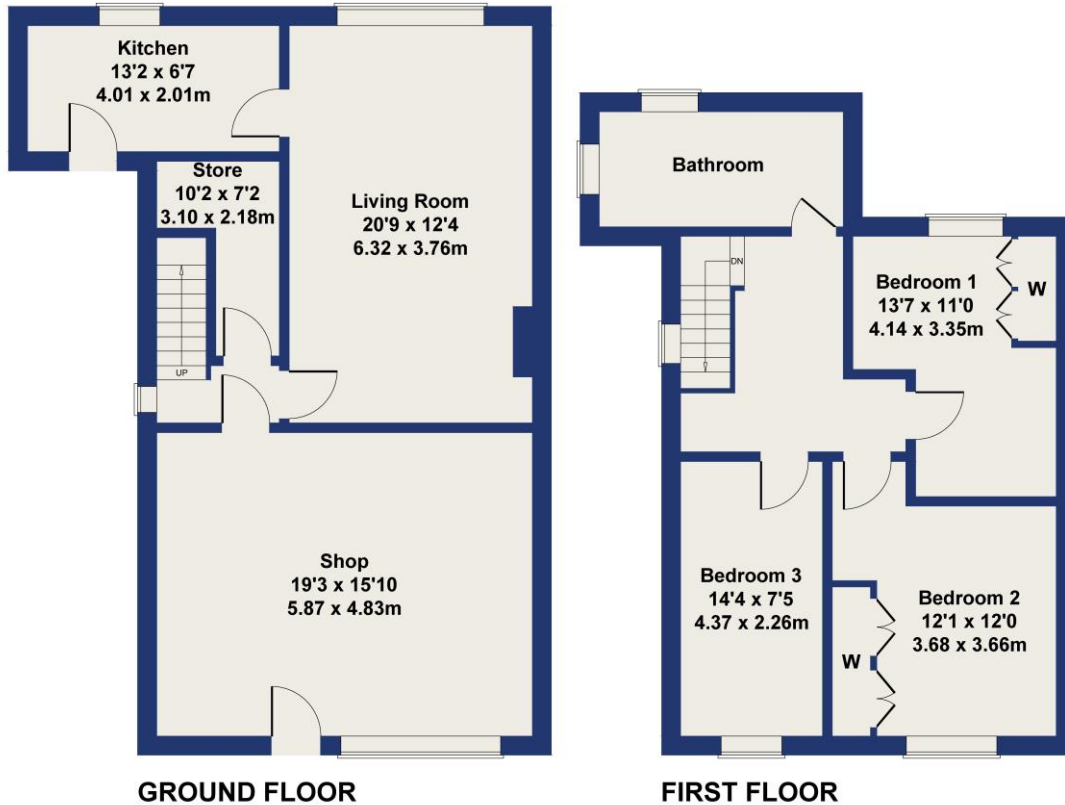
### Viewing

Viewing is strictly by appointment with the agent 01423 730700.

## 137 Wetherby Road, Harrogate

Approximate Gross Internal Area

1365 sq ft - 127 sq m



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**Tim Waring** (Harrogate Office) on **01423 730700**

**John Haigh** (Knaresborough Office) on **01423 860322**

**Paul Johnston** (Boroughbridge Office) on **01423 322382**

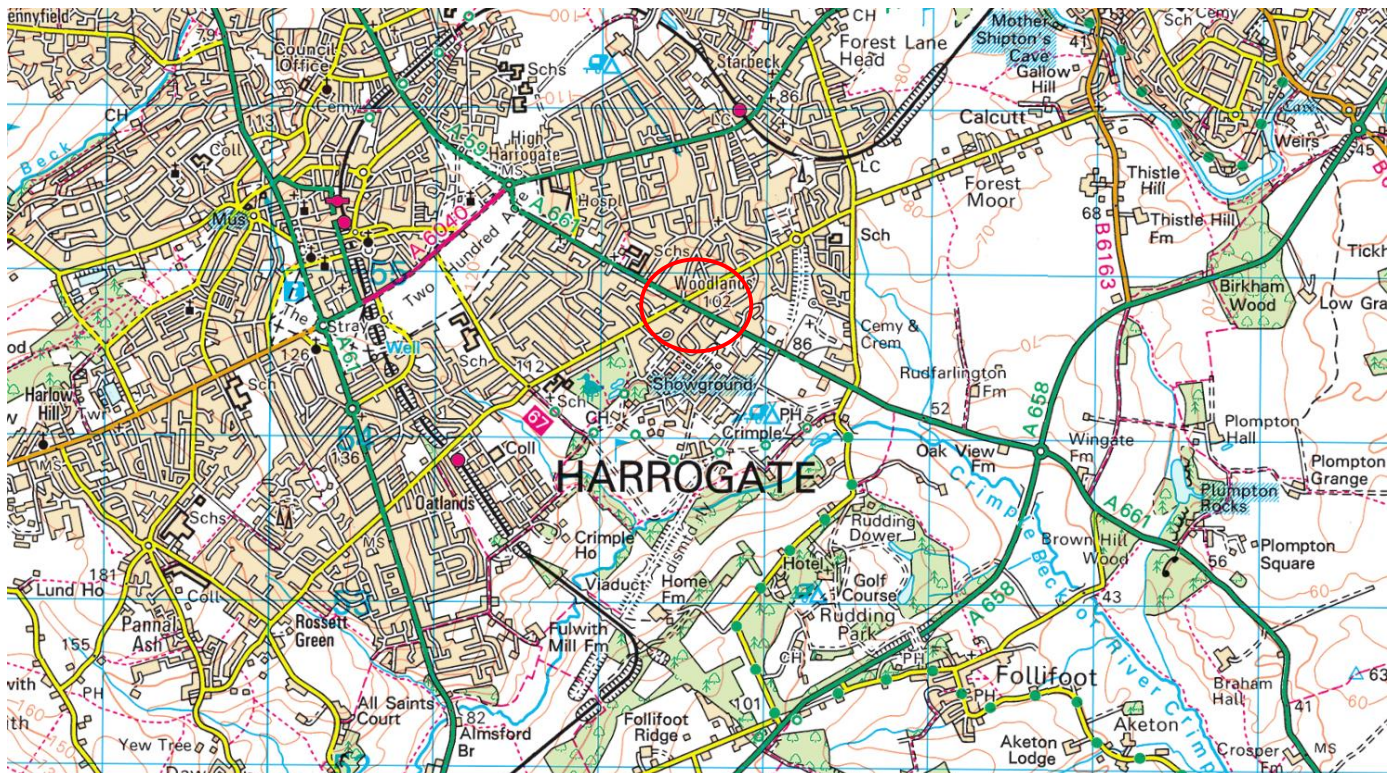
**Harriet Naish-Bain** (Boroughbridge Office) on **01423 322382**

## VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

**Residential, Agricultural, Commercial, Development**



## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
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Regulated by the RICS

4.11.20