



## Wedderburn Close, Harrogate, HG2 7QP

- NO ONWARD CHAIN
- Three well-proportioned bedrooms ideal for families or home working
- Practical utility room and family bathroom
- Patio doors opening directly onto the rear courtyard garden
- Early viewing highly recommended
- Attractive semi-detached family home in a popular residential setting
- Driveway parking for two cars plus two garages
- Impressive open-plan lounge, kitchen and dining area
- Spacious front garden with excellent kerb appeal
- Council Tax Band C

**Guide Price £340,000**



# Wedderburn Close, Harrogate, HG2 7QP

## DESCRIPTION

**NO ONWARD CHAIN.** Located on Wedderburn Close, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms and a single bedroom, this home is ideal for families or those seeking extra space.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The open-plan lounge, kitchen, and dining area create a warm and welcoming atmosphere, enhanced by patio doors that lead directly into the rear courtyard, perfect for enjoying al fresco dining or simply soaking up the sun. Additionally, a separate lounge offers a quiet retreat for reading or unwinding after a long day.

The family bathroom is conveniently located, ensuring easy access for all. A utility room adds practicality to the home, making laundry chores a breeze.

Outside, the property features a spacious front garden, providing a lovely area for children to play or for gardening enthusiasts to cultivate their green thumbs. The rear courtyard offers a private outdoor space, ideal for hosting gatherings or enjoying peaceful moments outdoors. Backing onto allotments, the rear courtyard garden benefits from a pleasant open aspect and is not overlooked from the rear.

Parking is a significant advantage here, with two off-road parking spaces on the driveway, and two garages for extra storage.

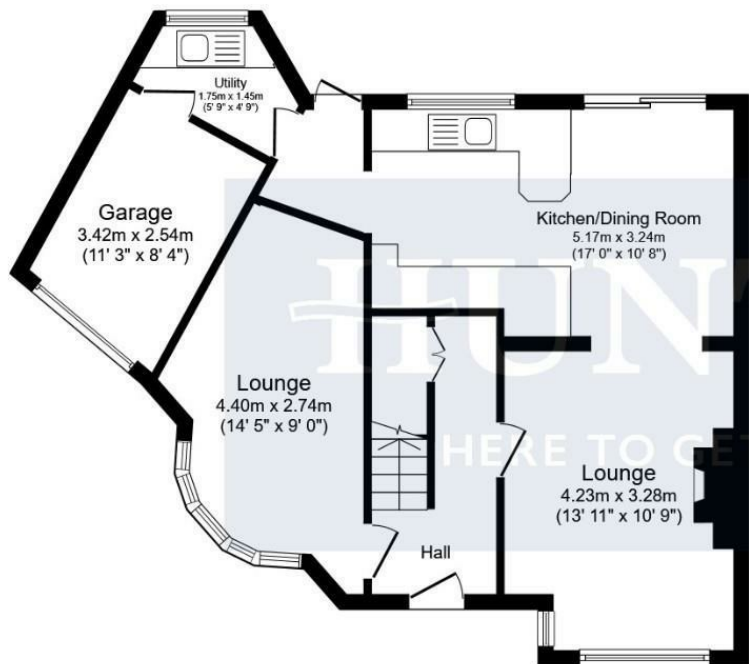
Situated close to local amenities and public transport links, this property combines the tranquillity of suburban living with easy access to the vibrant offerings of Harrogate. This home is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living.



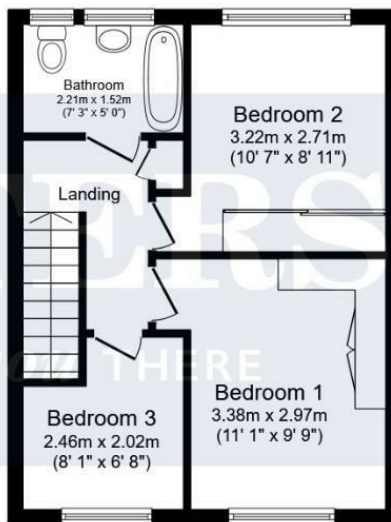
EPC  
Energy rating E  
This property produces 6.9 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C

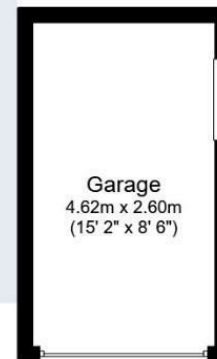




**Ground Floor**



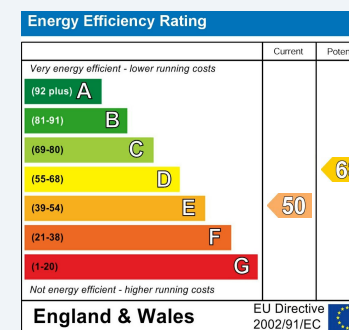
**First Floor**



**Garage**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total floor area 110.3 sq.m. (1,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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