



Wedderburn Avenue, Harrogate, HG2 7QR

- Three-bedroom semi-detached house
- Modern kitchen
- Downstairs W.C.
- Corner plot
- Ample off-street parking
- Two reception rooms
- Modern family bathroom
- Modernised throughout
- Front and rear gardens

Guide Price £350,000



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DESCRIPTION

Located on the popular Wedderburn Avenue in Harrogate, this well-presented semi-detached house offers well-proportioned accommodation comprising three bedrooms and two reception rooms.

The property has been modernised throughout and is presented in good order, providing a comfortable and practical home for a range of buyers. The ground floor comprises two reception rooms, a modern fitted kitchen and a convenient downstairs W.C. To the first floor are three bedrooms, along with a modern family bathroom.

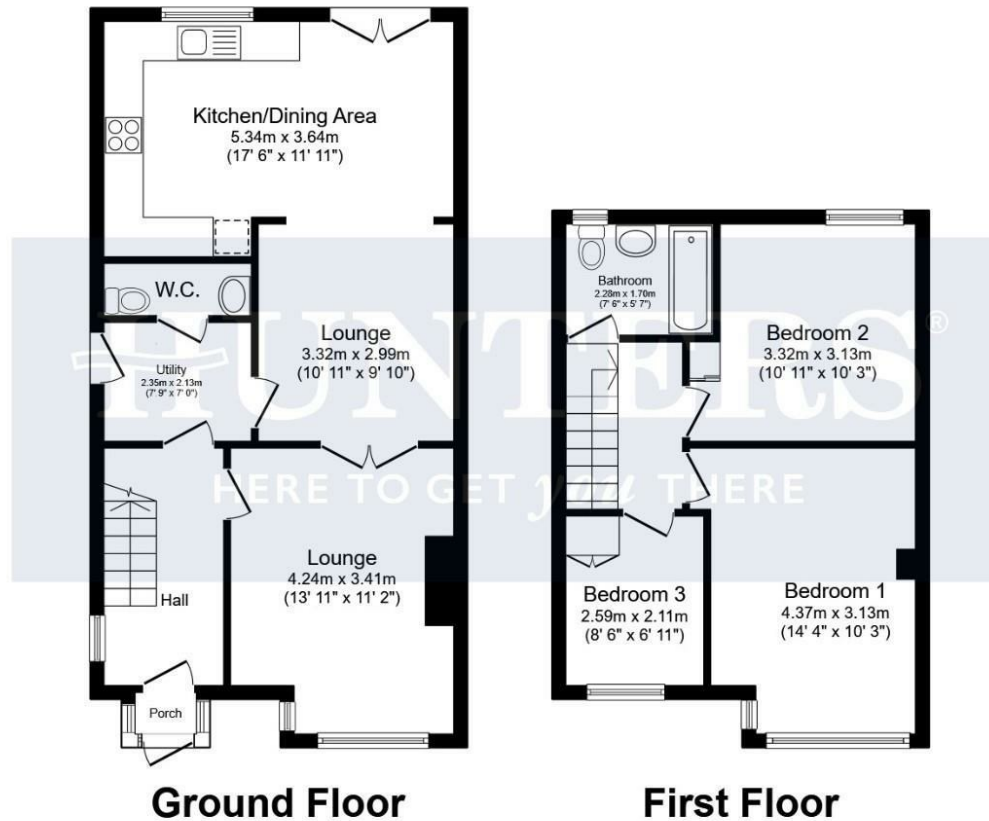
Occupying a desirable corner plot, the property benefits from gardens to both the front and rear, offering useful outdoor space for relaxing or entertaining. There is also ample off-street parking, providing excellent practicality for multiple vehicles.

Wedderburn Avenue is a popular residential location, conveniently positioned for access to Harrogate town centre and a range of local amenities, schools and transport links. The area offers a good balance of residential surroundings and easy access to the wider town and surrounding areas.

Overall, the property provides spacious and well-proportioned accommodation, complemented by modernised interiors, good-sized gardens and generous off-street parking, making it an appealing choice for those looking for a home in a well-established Harrogate location.







Total floor area 96.1 sq.m. (1,035 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, 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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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.

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

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.

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