

# HUNTERS®

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## Wedderburn Avenue

Harrogate, HG2 7QW

Council Tax: C

Guide Price £325,000



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## Entrance Hall

Access via composite entrance door, storage cupboard, radiator, stairs to first floor, UPVC double glazed window to side elevation, doors to:

## Lounge

14'1" x 11'2" (4.31 x 3.42)

UPVC double glazed bay window to front elevation, radiator, TV point, gas fire.

## Kitchen/ Dining Room

17'3" x 10'10" (5.28 x 3.32)

Quality modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset induction hob with extractor hood over and double built in oven, integrated dishwasher and fridge freezer, plumbing and space for washing machine, part tiled walls, inset ceiling spot lights, UPVC double glazed window to rear elevation, space for table, radiator, UPVC double glazed French doors to rear garden, stone tile flooring with underfloor heating.

## First Floor Landing

Stairs to second floor, storage cupboard, doors to:

## Bedroom Two

11'6" x 11'0" (3.52 x 3.37)

UPVC double glazed window to front elevation, radiator, built in wardrobe.

## Bedroom Three

11'0" x 9'3" (3.36 x 2.83)

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

## Bedroom Four

7'2" x 6'9" (2.20 x 2.06)

UPVC double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with electric shower over and glazed screen, built-in unit with low level WC, wash hand basin and cupboard under, part tiled walls, tiled floor, UPVC double glazed windows to rear elevation.

## Second Floor Landing

Door to:

## Bedroom One

16'0" x 11'10" (4.90 x 3.61)

UPVC double glazed French doors with Juliette balcony, Velux window, radiator, fitted wardrobes, eaves storage, door to:

## Ensuite Shower Room

Modern white suite comprising walk-in shower cubicle with main shower over, low level WC, wash hand basin with drawers under, tiled floor with under floor heating, UPVC double glazed window to rear elevation.

## Outside

A resin driveway provides ample off street parking to the front of the property. Gated access leads to an attractive enclosed rear garden laid mainly to lawn with paved patio seating area, decked seating area, mature borders with fencing to perimeters. A tandem shed offers additional space with power and light laid on.

## EPC

Environmental impact as this property produces 4.0 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; C

A fully refurbished and modernised four-bedroom, semi-detached house offers stylish and spacious accommodation throughout. Ideally situated in a popular and quiet residential area, close to local amenities, Harrogate Hospital, excellent transport links and within walking distance of Harrogate Town Centre.

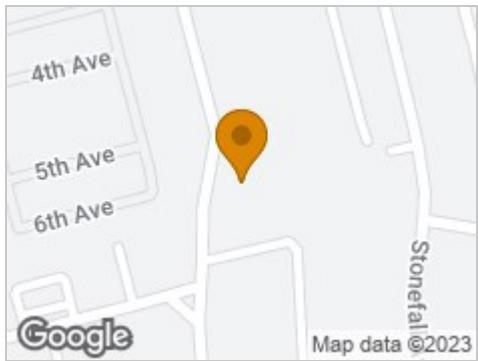
The bright and welcoming accommodation still offers further potential to extend subject to the correct planning consent and briefly comprises; Entrance into the hallway with doors to the lounge with a bay window and attractive gas fire, through to the well-appointed kitchen dining space featuring underfloor heating and French doors to the garden. Stairs rise to the first floor to two double bedrooms providing fitted wardrobes, a further single bedroom and the house bathroom. The 'piece de resistance', the second floor conversion offers the wow factor, opening to a large double bedroom which features a stunning Juliet balcony with a view and a beautiful en-suite shower room.

Outside to the front, the entrance is immaculately presented with a driveway for up to three cars, featuring pretty flowering beds, fenced borders and a side gate providing access to the rear. The rear garden offers a larger than average garden, styled to include a patio area for entertaining, a beautiful lawn and a sun deck to the rear. The tandem shed offers the ideal storage solution every home needs.

- STUNNING FOUR BEDROOM HOME
- Beautiful loft conversion with Juliet balcony
- Built in wardrobes in most bedrooms
- Larger than average garden
- Driveway for up to 3 cars
- Fully modernised throughout
- Three double bedrooms and a further single room
- Two bathrooms, one being en-suite to the main bedroom
- Double length shed
- Further potential to extend with the correct planning consent



## Road Map



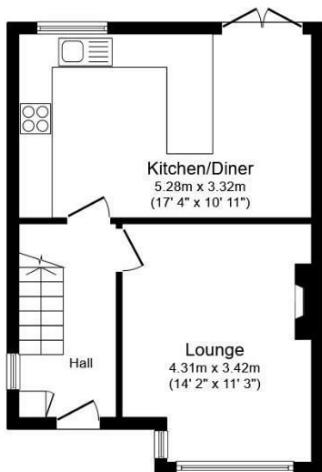
## Hybrid Map



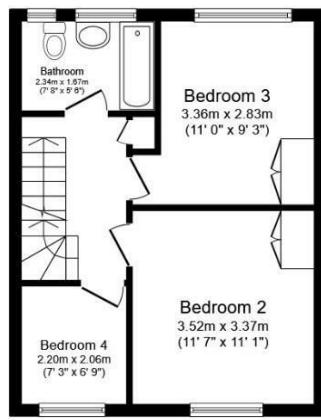
## Terrain Map



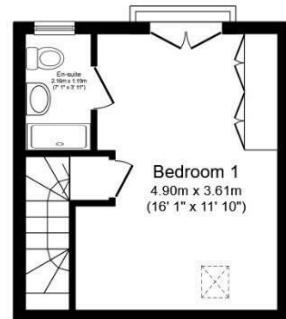
## Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

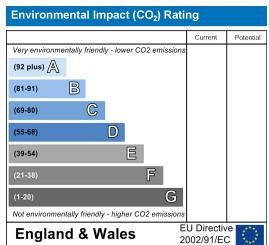
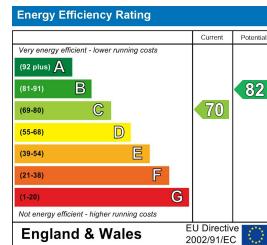
Total floor area 97.9 sq.m. (1,054 sq.ft.) approx

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 [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.