

HUNTERS®

HERE TO GET *you* THERE



Wedderburn Lodge

Wetherby Road, Harrogate, HG2 7SQ

Offers Over £95,000



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Private Entrance Hall

Electric storage heater, large walk-in storage cupboard, built in storage cupboard and shelving, laminate flooring, doors to:

Lounge

10'10" x 13'10" (3.29 x 4.21)

Double glazed window to elevation, electric storage heater, TV point, feature electric fire place, laminate flooring.

Kitchen

5'6" x 9'1" (1.68 x 2.77)

Range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset four ring electric hob with extractor hood over and electric oven, space for under counter fridge, part tiled walls, double glazed window to front elevation.

Bedroom

8'5" x 13'10" (2.56 x 4.21)

Double glazed window to front elevation, electric storage heater.

Bathroom

Suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, electric heater, extractor fan, part tiled walls.

Large Storage Cupboard

Shelving and power and light.

Outdoor Space

Communal areas and parking for both residents and visitors.

EPC

Environmental impact as this property produces 1.7 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 91

Leasehold Annual Service Charge Amount: £2016.00

Council Tax Banding; C



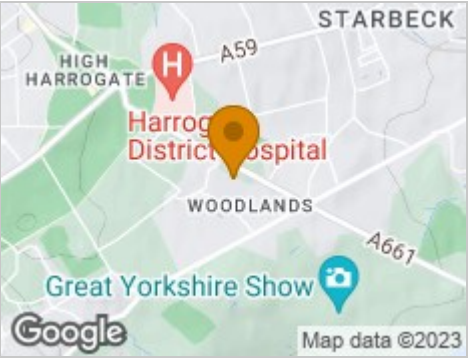
Road Map



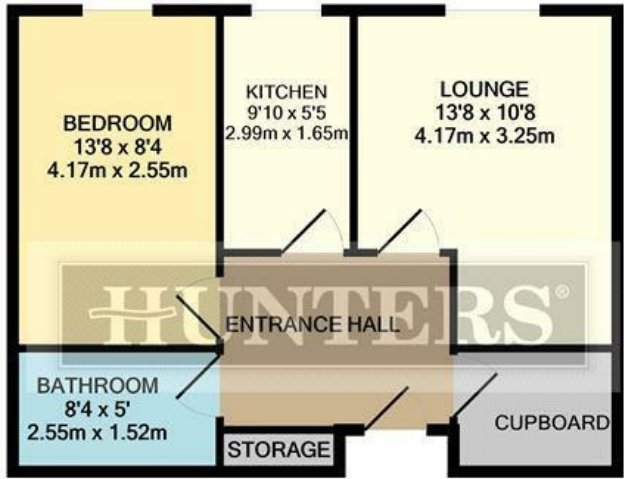
Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)

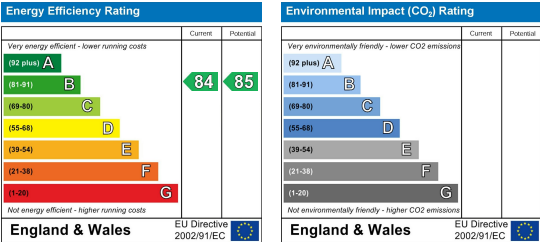
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.