



Wedderburn Avenue, Harrogate HG2 7QW

welcome to

Wedderburn Avenue, Harrogate

Three bedroom semi detached house situated in a popular residential location with great access to local amenities and Starbeck railway station.



Ground Floor Entrance Hall

Light and airy entrance hall with exterior composite door, double glazed window to the side aspect and stair case to the first floor.

Living Room

A spacious living room with a double glazed feature bay window to the front aspect and radiator.

Dining Kitchen

A spacious and stylish open-plan dining kitchen, featuring a modern range of coordinated wall and base units with complementary work surfaces. The space includes: an inset 1½ bowl sink with drainer, integrated dishwasher, fitted fridge/freezer, integrated oven with induction hob, extractor and built-in microwave. Contemporary tiled splashbacks add a smart finish, while double-glazed French doors open directly onto the rear garden, complemented by an additional rear-facing double-glazed window that provides plenty of natural light.

First Floor

First Floor Landing

Access to the loft space via a loft ladder. With doors to all first floor rooms, airing cupboard and a side facing double glazed window.

Bedroom One

A good sized master bedroom with front facing double glazed window and radiator.

Bedroom Two

Having a rear facing double glazed window, radiator and views of the rear garden and the adjoining allotments.

Bedroom Three

Having a front facing double glazed window and radiator.

Bathroom

A modern bathroom with a white suite comprising: a bath with shower over, sink and vanity unit and WC,

tiled walls and floor, heated towel rail and extractor.

Exterior

A private driveway provides convenient off-street parking, while the good-sized lawned rear garden features a patio area ideal for outdoor entertaining and enjoys an open aspect with attractive views over the allotments.



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welcome to

Wedderburn Avenue, Harrogate

- Three Bedroom Semi Detached
- Open plan dining kitchen
- Pleasant views from rear garden
- Driveway to front
- Close to local amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£290,000



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Property Ref:
HRG107545 - 0006

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