



2 Wedderburn Drive, Harrogate, North Yorkshire, HG2 7QF

**£299,950**



## 2 Wedderburn Drive, Harrogate, North Yorkshire, HG2 7QF

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A well-presented three-bedroom detached house with driveway and good-sized garden, situated in this quiet and convenient location well served by local amenities.

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This excellent property provides generous and flexible accommodation. On the ground floor there is a sitting room and modern dining kitchen, and upstairs there are three bedrooms and a bathroom. A driveway provides parking and to the rear of the property there is an attractive and good-sized garden with lawn and garden sheds.

Wedderburn Drive is a quiet and convenient location, well served by local amenities and just a short distance from Harrogate town centre.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and ornamental feature fireplace.

### **DINING KITCHEN**

With dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with electric hob and integrated oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes and bay window.

### **BEDROOM 2**

A further double bedroom with fitted cupboard.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

With WC, basin set with a vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.

### **LOFT**

There is a part-boarded loft providing excellent storage space.

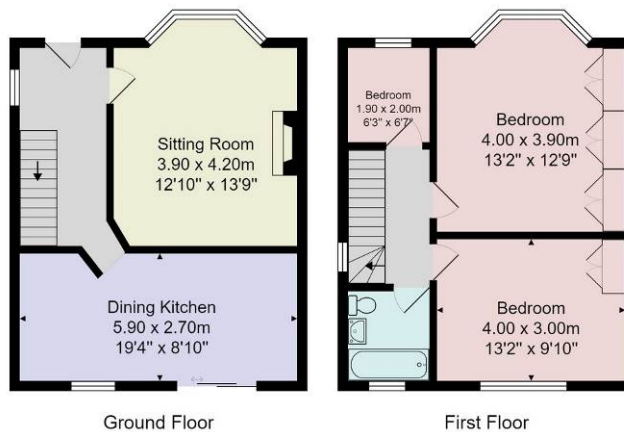
### **OUTSIDE**

A driveway provides parking. There is a large rear garden with lawn and shed. Further storage shed to the side with power.

**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor

First Floor

Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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**Verity Frearson**

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