



47 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QW

£285,000

## 47 Wedderburn Avenue, Harrogate, North Yorkshire, HG2 7QW

---

A spacious and well-presented semi-detached house with extended living accommodation and attractive garden, situated in this convenient location close to local amenities.

---

This excellent property provides generous living space with an open-plan sitting and dining room, together with access to a garden room, which provides an additional sitting area overlooking the garden. There is also an extended kitchen and downstairs study /additional bedroom. Upstairs, there are three bedrooms and a bathroom. A drive provides parking and to the rear of the property there is an attractive garden.

The property is situated in this convenient location well served by excellent local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING / DINING ROOM**

A spacious reception room with feature fireplace with electric fire, sitting and dining areas and glazed doors lead to the garden room.

### **GARDEN ROOM**

Providing a further sitting area with glazed doors and windows overlooking the garden.

### **STUDY/BEDROOM 4**

Providing a useful workspace or potential additional bedroom.



### **KITCHEN**

With a range of fitted units, worktop and breakfast bar. Range cooker, integrated dishwasher and space for a fridge / freezer. Utility area with space and plumbing for washing machine and tumble dryer.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobe.

### **BEDROOM 2**

A double bedroom.

### **BEDROOM 3**

A further good-sized bedroom.



### **BATHROOM**

With WC, washbasin and bath with shower above. Tiled floor. Heated towel rail.

### **LOFT**

Accessed via a pull-down ladder, providing useful storage space, with skylight window, light and power.

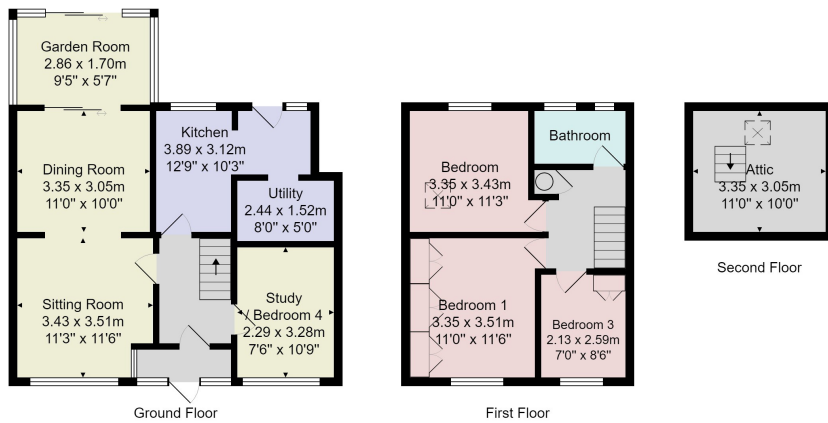
### **OUTSIDE**

A drive provides parking. To the rear of the property there is an attractive garden with artificial grass, planted borders and shed.



**Tenure** - Freehold

**Council Tax Band** - C



Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

