



VERITY  
FREARSON

52 WEDDERBURN AVENUE, HARROGATE, HG2 7QQ

OFFERS OVER £600,000



# 52 WEDDERBURN ROAD

*Harrogate, HG2 7QQ*

**A fantastic opportunity to purchase a substantial and most impressive four bedroom detached property which has been updated to a high standard with large garden and situated in this popular and convenient location.**

**The accommodation comprises a stunning open plan kitchen and living space with vaulted ceiling and glazed doors leading to the garden. There are four good sized bedrooms, a modern bathroom, two ensuites and a utility. There is a large and attractive garden with lawn and patio and a substantial summer house providing additional space. The property situated in this convenient location just off Wetherby Road and is well served by excellent local amenities and is just a short distance from Harrogate town centre.**



Open Plan Living Area & Kitchen

Four Bedrooms - Bathroom - Two Ensuites - Utility

Garden Room - Off-Road Parking - Garage - Garden













## ACCOMMODATION

### ENTRANCE

An entrance vestibule with feature tiled floor leads to a large and bright reception hall with fitted cloaks cupboard.

### LIVING KITCHEN

A stunning open plan living space with sitting and dining areas, woodburning stove, vaulted ceiling and glazed bi-folding doors leading to the garden. The kitchen comprises a range of modern fitted units with island and breakfast bar. Appliances include electric hob, double ovens and dishwasher.

### UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine.

### BEDROOM 1

A double bedroom with ensuite shower room.

### BEDROOM 2

A double bedroom with ensuite shower room.

### BEDROOM 3

A good sized double bedroom.

### BEDROOM 4

A further double bedroom.

### BATHROOM

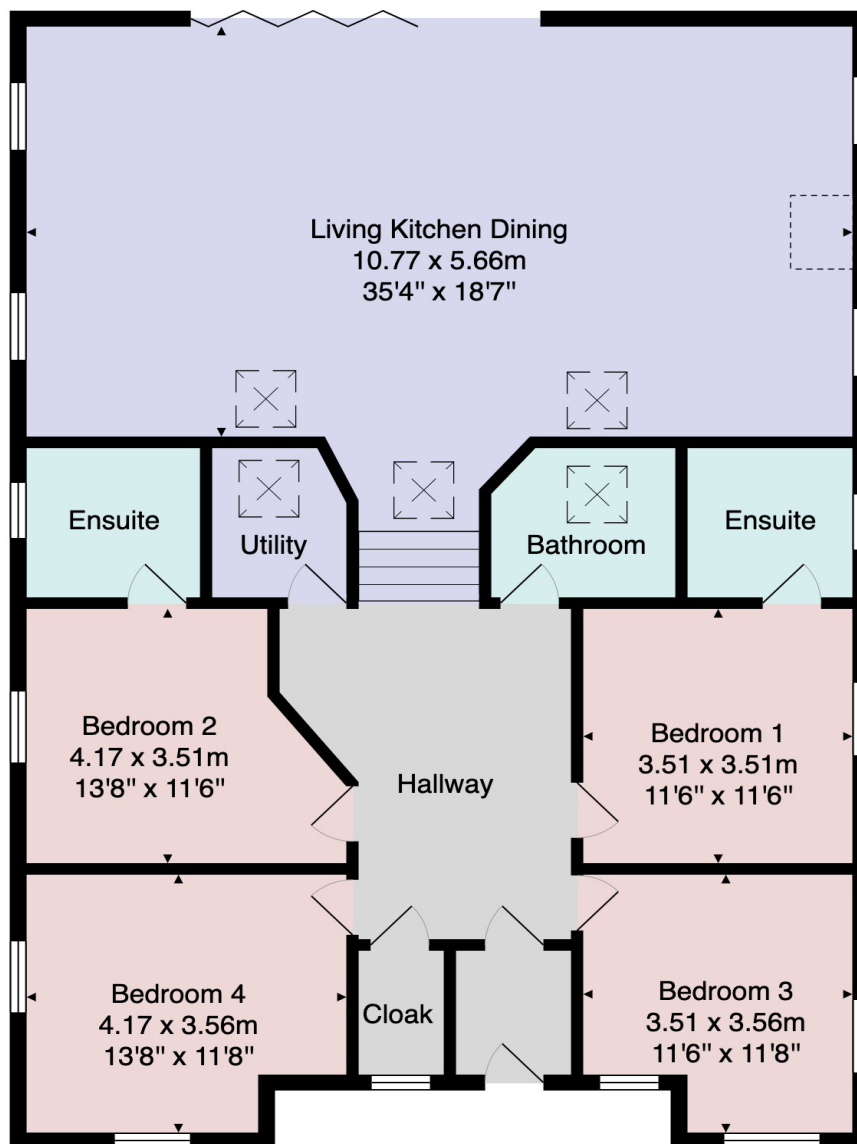
A white suite comprising WC, basin and bath.

### LOFT

A fully boarded loft provides useful storage space.



# FLOOR PLAN



Total Area: 160.0 m<sup>2</sup> ... 1722 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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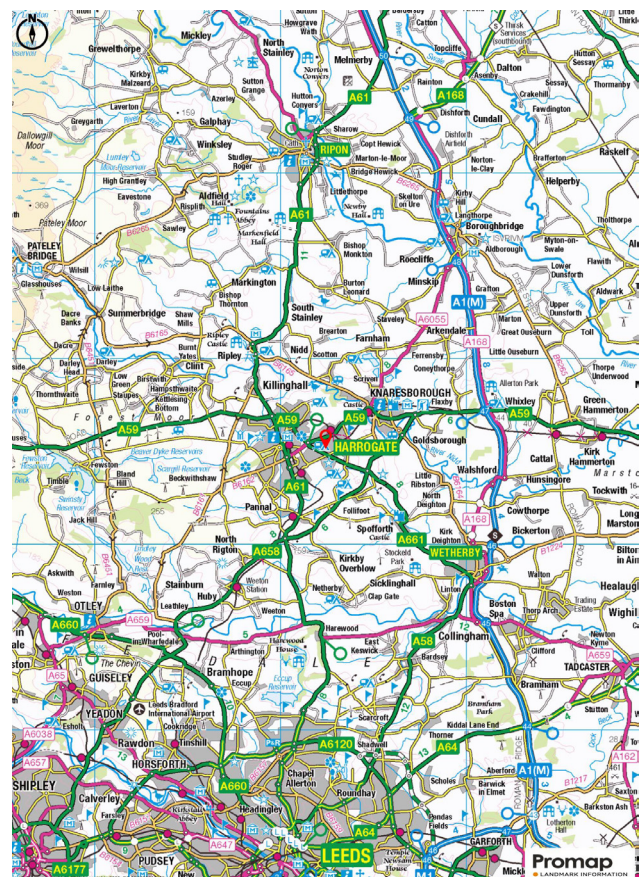


The property has underfloor heating and fitted ceiling speakers in the living area.

A driveway provides parking and leads to a garage with electricity. There is an attractive and good sized garden with lawn, planted borders and patio.

There is a substantial garden room with glazed bi-folding doors leading to the garden providing an additional outdoor entertaining area or potential work from home office/gym etc.

Leasehold (3900 years remaining)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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