



16 Wedderburn Road, Harrogate, North Yorkshire, HG2 7QH

£325,000

Offers Over

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A BEAUTIFULLY PRESENTED THREE-BEDROOM HOME WITH GARDENS AND PARKING, SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO THE STRAY AND HARROGATE TOWN CENTRE.

This much-loved and stylishly updated home offers spacious and modern accommodation arranged over two floors, including a welcoming entrance hall, generous sitting room with woodburning stove, and an impressive open-plan dining kitchen with direct access to the garden. On the first floor, there are three well-proportioned bedrooms and a newly fitted contemporary shower room. Outside, the property boasts attractive gardens to the front and rear, private off-street parking and a useful under-croft storage area.

Wedderburn Road is located in a prime residential area of Harrogate, within walking distance of local shops, popular schools, the town centre and the beautiful open parkland of the Stray. Harrogate is renowned for its excellent amenities, attractive architecture, boutique shopping and strong transport links to Leeds, York and London King's Cross via the nearby railway station.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with fireplace and wood-burning stove.

DINING KITCHEN

An impressive open-plan space with room for a dining area and door leading to the garden. The kitchen comprises a range of modern wall and base units with quartz worktops and breakfast bar, gas hob, integrated double oven and space for appliances.



FIRST FLOOR BEDROOMS

There are three well-proportioned bedrooms on the first floor, including two doubles and one currently used as a home office.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and walk-in shower. Tiled walls and floor, under-floor heating and heated towel rail.

LOFT

A large loft provides useful storage space and offers potential for further development, subject to the necessary consents.



OUTSIDE

To the front of the property is a well-landscaped garden with planted borders. A shared driveway leads to a private off-street parking space at the rear. The rear garden includes lawn, paved sitting areas, planted borders, and a raised decked area offering privacy and ideal for outdoor dining. There is also an under-croft storage room providing excellent additional space.

Tenure -

Leasehold with original term of 999 years and there is no ground rent.

Council Tax Band - C

EPC - D





Total Area: 87.3 m² ... 939 ft²
 All measurements are approximate and for display purposes only.
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