



VERITY  
FREARSON

47 WEDDERBURN ROAD, HARROGATE, HG2 7QQ

£600,000

# 47 WEDDERBURN ROAD,

*Harrogate, HG2 7QQ*

**A spacious and beautifully presented four-bedroom semi-detached home with driveway and attractive garden, situated in this popular and convenient location on the outskirts of Harrogate, close to the famous Harrogate Stray and well served by excellent local amenities.**

This impressive home has been extended to provide generous living accommodation, including a superb open-plan kitchen and living space with high-quality fitted kitchen and glazed bi-folding doors leading to the garden. There is also a large separate sitting room together with a utility room and ground-floor shower room. Upstairs, there are four good-sized bedrooms and a modern bathroom. The main bedroom is of particularly generous proportions and features a bay window and fireplace. A driveway provides off-road parking and there is an attractive rear garden with lawn and patio.

The property is situated in a quiet position, well served by local amenities, convenient for Harrogate town centre and close to the picturesque Stray.



2 Reception Rooms · Living Kitchen · Utility Room

4 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Lawned Garden To Rear







## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

A very large reception room with window to the front and feature fireplace with open fire.

#### LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas, skylight windows, wood-burning stove and glazed bi-folding doors overlooking the garden. The stylish fitted kitchen comprises a range of wall and base units with worktops, island and breakfast bar, gas hob, integrated oven, microwave, dishwasher and space for fridge / freezer.

### UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer.

### SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Heated towel rail.

### FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom which is of particularly generous proportions and has a feature fireplace.

### BATHROOM

A modern white suite comprising WC, stone basin set atop a vanity unit, free-standing bath and separate shower. Heated towel rail.

### SECOND FLOOR BEDROOM 4

A further good-sized bedroom with access to storage space.

# FLOOR PLAN



Total Area: 171.5 m<sup>2</sup> ... 1846 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.

## Outside

A driveway provides parking. To the rear is an attractive garden with lawn, patio and a large timber garden shed.

## Agent's Notes

The property is Leasehold and has a 4,000-year lease. Peppercorn ground rent, We understand from the vendor that property has had Planning Permission granted for an extension.

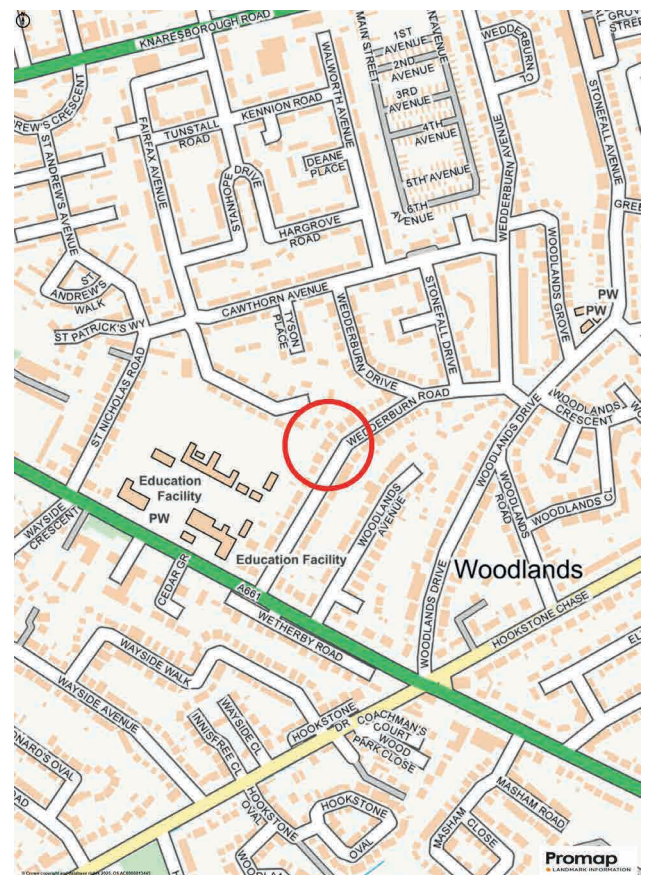
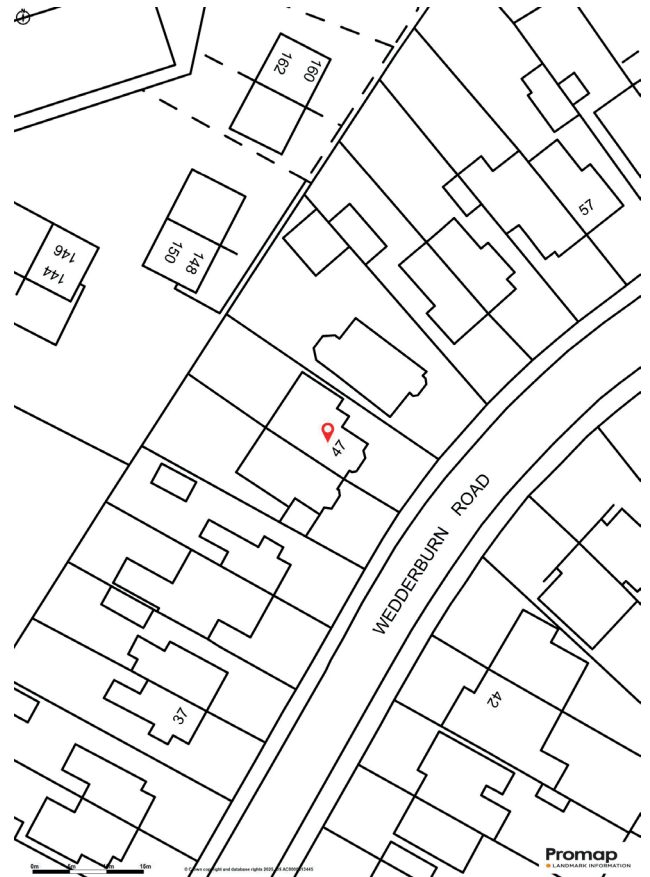
## Services

All mains services connected.

## Tenure

Leasehold

## Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	54	70
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)