

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wedderburn Lodge, Wetherby Road

Council Tax: D

Harrogate, HG2 7SQ

Offers Over £135,000



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## Communal Entrance Hall

Communal entrance phone with entry phone system, stairs and lift to first floor, access to -

## Private Entrance Hall

Access via wooden entrance door, electric storage heater, storage cupboard, doors to:

## Lounge

18'6" x 10'5" (5.66 x 3.18)

Double glazed window to front elevation, double glazed wooden access door to front elevation, electric storage heater, TV point, fire surround.

## Kitchen

9'10" x 5'5" (3.01 x 1.66)

Wall and base mounted units with working surfaces over with inset sink unit, inset ceramic hob with extractor hood over, double glazed window to front elevation.

## Bedroom One

15'1" x 8'4" (4.61 x 2.55)

Double glazed window to front elevation. electric storage heater.

## Bedroom Two

9'10" x 5'9" (3.01 x 1.76)

Double glazed window to front elevation, electric storage heater.

## Shower Room

Modern white suite comprising walk in shower unit with electric shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls.

## Communal Areas

The property has a residents lounge, communal gardens and resident and visitors parking.

## EPC

Environmental impact as this property produces 3.5 tonnes of CO2.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 91 years

Leasehold Annual Service Charge Amount £2016

Council Tax Banding; D

OFFERED TO THE MARKET CHAIN FREE. A modern, purpose built, ground floor, two bedroom apartment in a popular development, exclusively for the over 55's. The development offers guest rooms, a communal laundry room and a communal lounge area.

The accommodation briefly comprises; a communal entrance area with entry phone, private entrance hall, lounge/dining room with a rear door providing direct access to the gardens, the kitchen, 1 double bedroom and further single room, shower room and plentiful storage cupboards. The development grounds offer beautifully maintained communal gardens and allocated parking.

Wedderburn Lodge is situated in a popular residential location on the South side of Harrogate and is ideally placed for local amenities including shops, bars, restaurants, sports and health facilities and also provides excellent road links out of Harrogate via the A59/A61 onwards to York and Leeds and the A1M both North and South, making this an ideal base for travelling throughout the region. Viewing is strongly recommended to appreciate the accommodation and facilities the development has to offer.

- CHAIN FREE
- Ground floor flat
- Back door with direct access to gardens
  - Two bedrooms
  - Lounge with dining space
  - Excellent storage space
- Communal laundry facilities
  - Communal gardens
- Allocated parking bay and visitor bays
  - Secure access



## Road Map



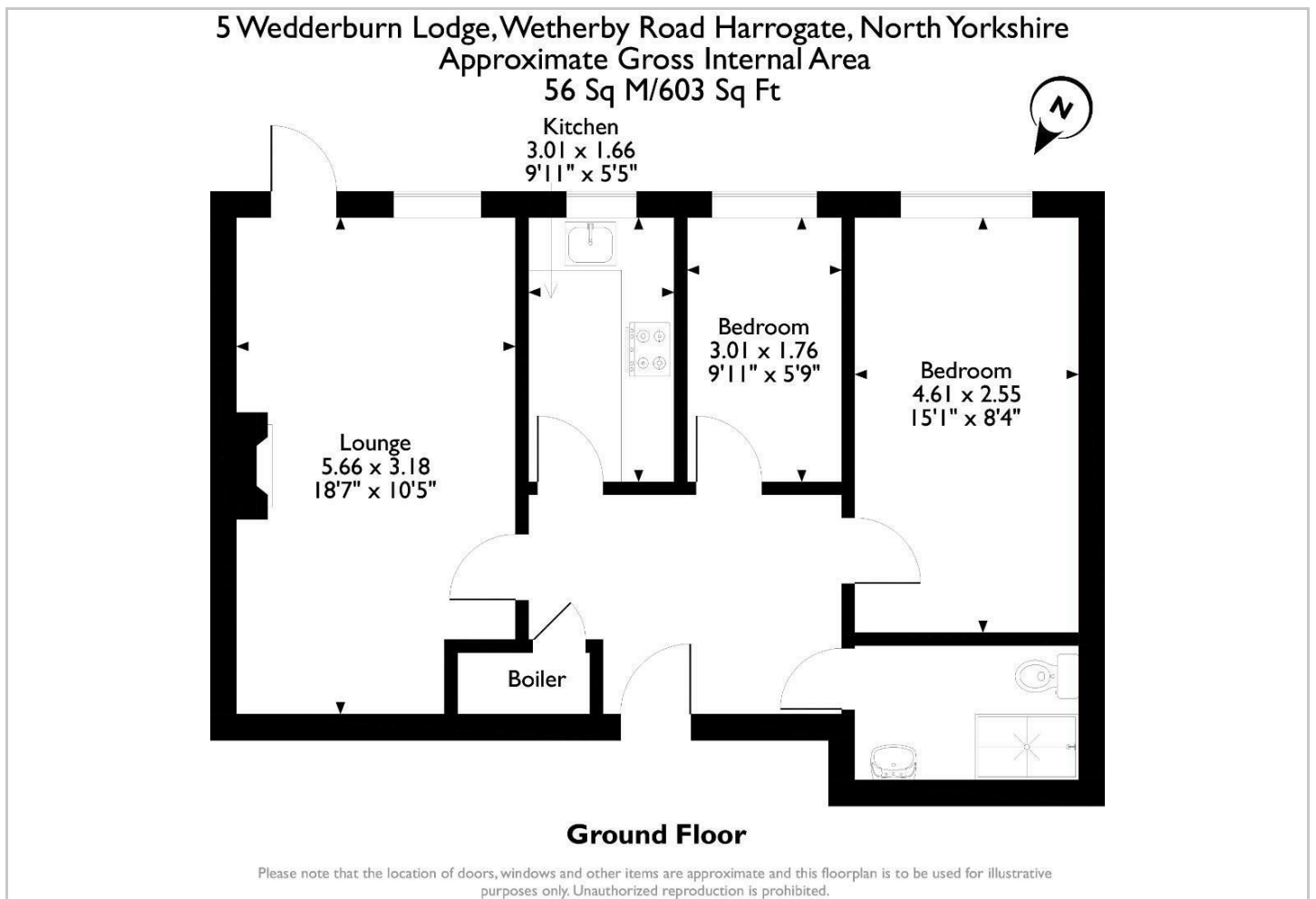
## Hybrid Map



## Terrain Map



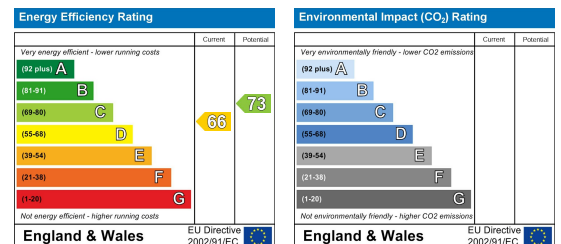
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.