



## Wedderburn Avenue, Harrogate, HG2 7QR

- Semi-detached house offering ample living space
- Garage included, providing additional storage
- Two spacious double bedrooms
- Located close to local amenities
- Nearby schools
- Off-road parking for two vehicles
- Large rear garden
- Modern kitchen and diner
- Move-in ready with a welcoming and functional layout
- Council Tax Band C

**Guide Price £300,000**





# Wedderburn Avenue, Harrogate, HG2 7QR

## DESCRIPTION

Wedderburn Avenue presents an excellent opportunity for those seeking a semi-detached house with ample space and convenience. This delightful property boasts off-road parking for two vehicles, along with a garage that provides additional storage, making it ideal for families or individuals with multiple cars.

Inside, the home features two generously sized double bedrooms and a single bedroom, offering plenty of room for relaxation and rest. The kitchen and diner create a welcoming space for family meals and entertaining guests, ensuring that this home is both functional and inviting.

One of the standout features of this property is the large rear garden, which provides a perfect outdoor retreat for gardening enthusiasts or for children to play. The garden offers a wonderful space for summer barbecues and family gatherings, enhancing the overall appeal of the home.

Moreover, the location is highly advantageous, as it is situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Early viewing highly recommended.

EPC

Energy rating C

This property produces 2.8 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

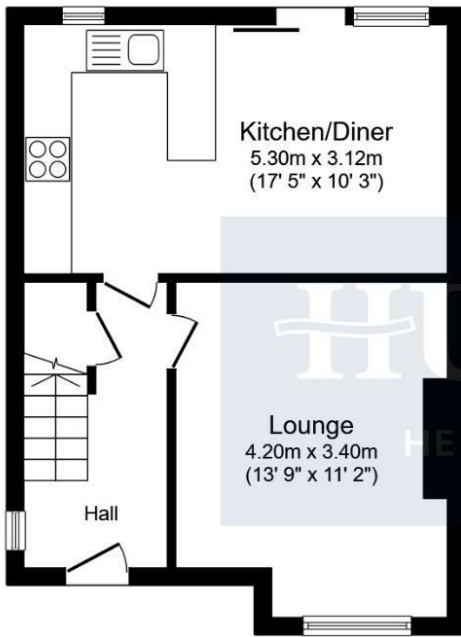






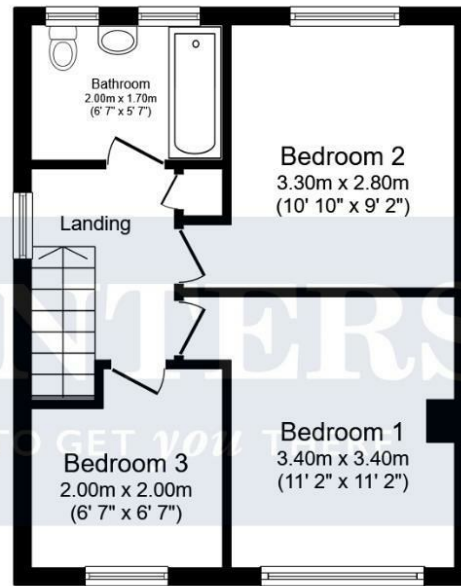


69, Wedderburn Avenue, Harrogate, HG2 7QR, GB



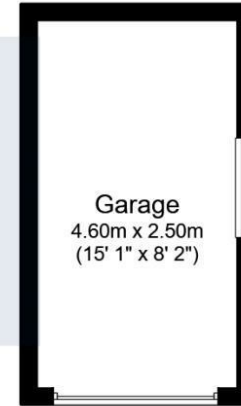
### Ground Floor

Floor area 37.4 sq.m. (403 sq.ft.)



### First Floor

Floor area 36.0 sq.m. (388 sq.ft.)



### Garage

Floor area 11.5 sq.m. (124 sq.ft.)

Total floor area: 85.0 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

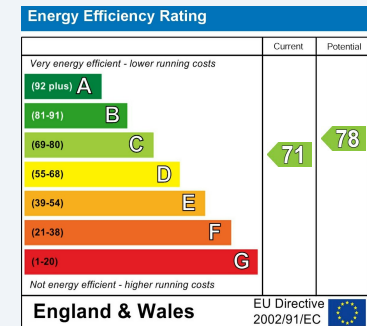
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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