

**57 WEDDERBURN AVENUE
HARROGATE
HG2 7QW**



**NICHOLLS
TYREMAN**

57 WEDDERBURN AVENUE | HARROGATE | HG2 7QW

A three bedroom semi detached property in need of modernisation

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | Bathroom | Separate wc

Garden | Garage | Car Port

Council Tax: C | Energy Rating: TBC | Tenure: Freehold

£225,000





A great opportunity to purchase this brick built semi detached property, now requiring full modernisation and offering great potential as a blank canvas for buyers to place their own stamp on the decor and layout.

The property is located close to excellent amenities including Starbeck High Street shopping parades, local schools and Starbeck rail link giving access to Harrogate, Leeds and York. Harrogate town centre is only a short distance away.

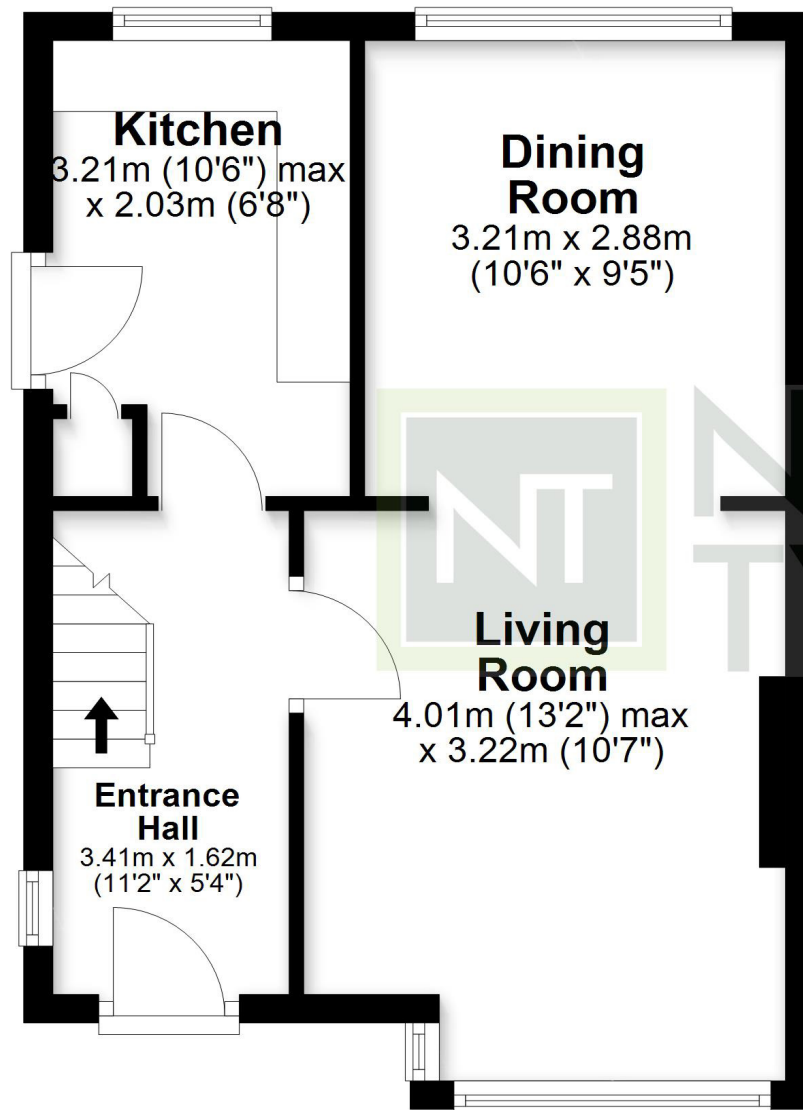
The property comprises: A good size entrance hall, living room, dining room, small kitchen, three bedrooms bathroom and separate wc.

To the front of the property is forecourt garden with flowering borders.

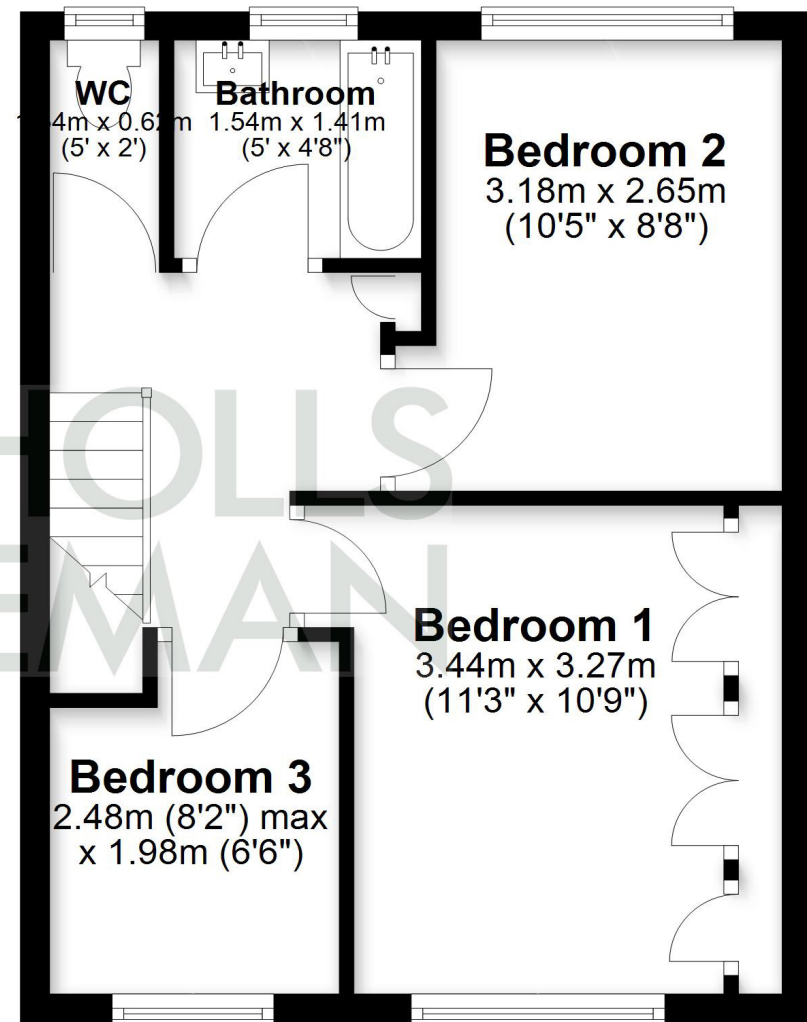
A side driveway leads to a carport and a detached garage.

A hand gate leads to an enclosed rear garden with lawn and mature boundary hedging.

Ground Floor



First Floor



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.