



33 Wedderburn Avenue, Harrogate

£279,950 Guide Price



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A well-proportioned three-bedroom semi-detached home offering generous and versatile accommodation throughout, set on a good-sized plot with gardens, carport and driveway. Ideally positioned in a convenient location close to local amenities, excellent transport links and well-regarded schools, the property is well suited to families and commuters alike.

Externally, the property occupies a generous plot with a gated frontage and a block-paved driveway providing ample off-street parking and access to the carport. The front garden is well screened by mature hedging, offering a good degree of privacy. To the rear, the enclosed garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining, complemented by established planting and borders.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

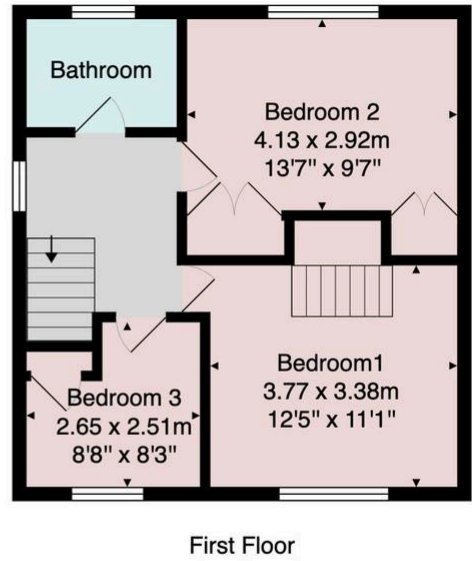
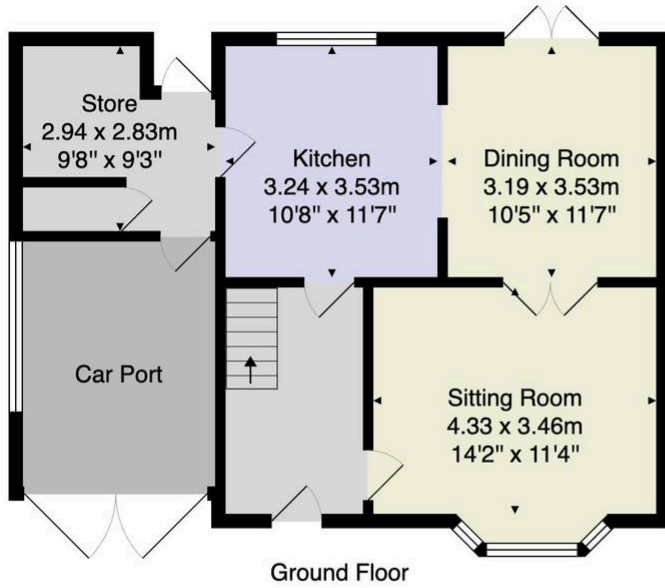


The spacious accommodation comprises an entrance hall with stairs leading to the first floor. The sitting room is a welcoming and comfortable space, featuring a central fireplace and ample room for furnishings, and opens through to a dining room via double doors, creating a flexible layout ideal for both everyday living and entertaining. The dining room enjoys a pleasant outlook over the rear garden with direct access outside, while an archway leads through to the kitchen. The kitchen is fitted with a range of units and work surfaces, providing good storage and preparation space, along with room for appliances. A useful side store is accessed directly from the kitchen, offering additional storage and convenient access to the rear garden, with further potential for conversion or adaptation, subject to the necessary consents.



To the first floor, there are three well-proportioned bedrooms, all benefiting from good natural light. The principal bedroom is a generous double, complemented by a further double bedroom and a versatile third bedroom, ideal as a child's room, guest bedroom or home office. The house bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.





Total Area: 114.8 m² ... 1235 ft²

All measurements are approximate and for display purposes only.

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