

58 WEDDERBURN ROAD  
HARROGATE  
HG2 7QQ



NICHOLLS  
TYREMAN



## 58 WEDDERBURN ROAD | HARROGATE | HG2 7QQ

A brick built detached property situated in this popular residential location close to schools and shops, with the Harrogate town centre a short distance away

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Gardens | Double Garage

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Council Tax: D | Energy Rating: TBC | Tenure: Leasehold

# £350,000







**The property is being sold as a blank canvas opportunity, it now requires complete modernisation throughout but offers great potential for extension - subject to the usual planning consents.**

With the benefit of central heating and double glazing the accommodation comprises: Side entrance with hallway and stairs to the first floor, living room, dining room, ground floor bedroom and kitchen.

To the first floor are two further bedrooms and a bathroom.

To the front of the property is a garden area with flowering borders and a long side driveway leading to a large detached double garage.

The enclosed rear gardens have a lawned area, flowering borders and mature boundary hedging and fencing.

The tenure of the property is leasehold for the remainder of a 4,000 year lease, with an annual ground rent of £3.95 payable to the Diocese of Knaresborough.

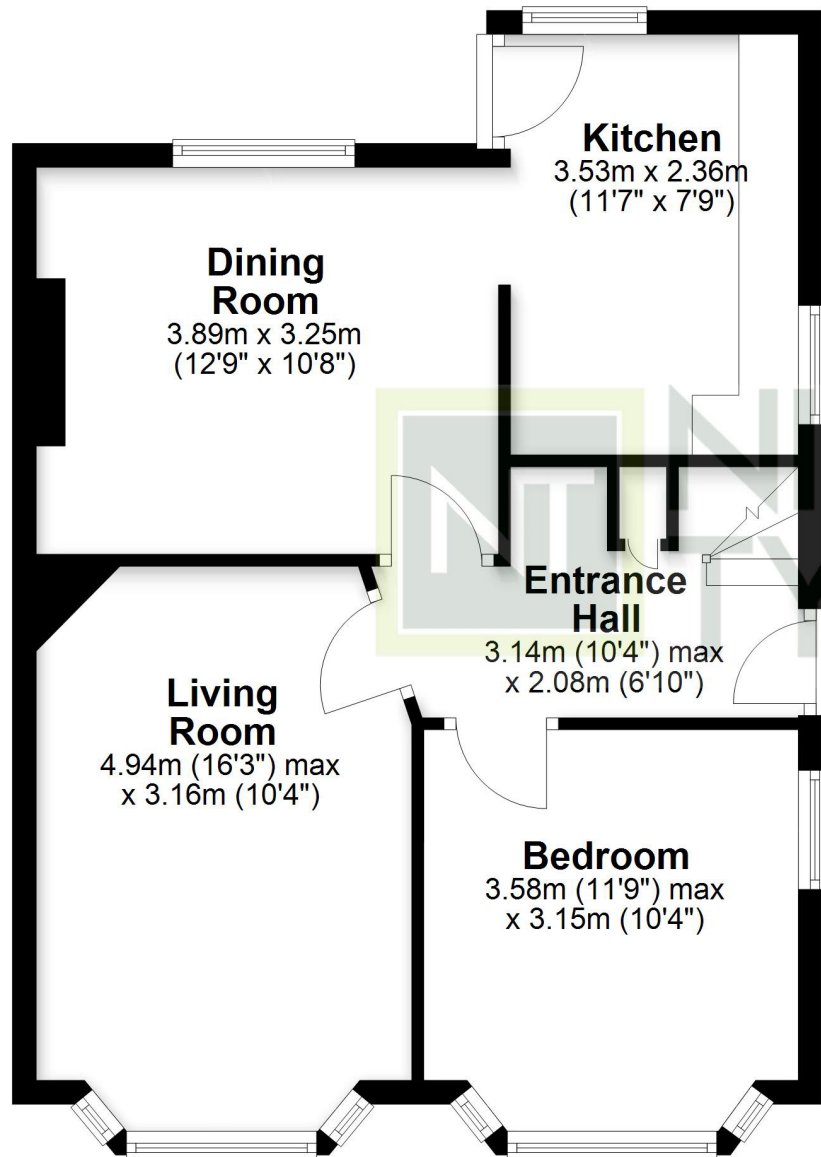






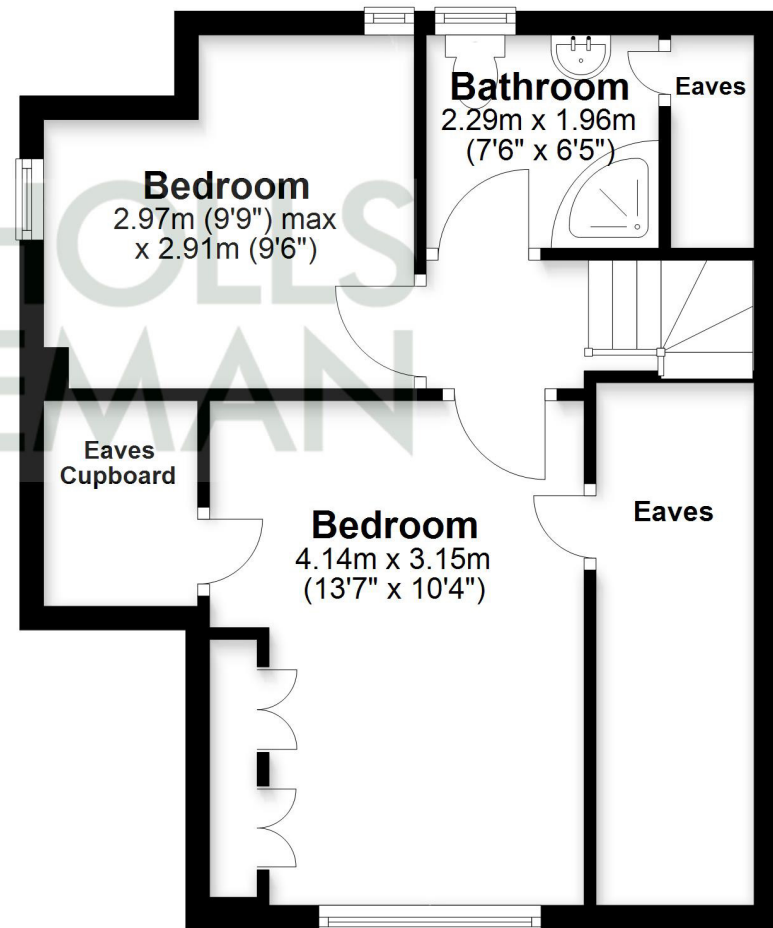
## Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.





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North Yorkshire HG1 1JX  
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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.