



19 Wedderburn Road, Harrogate

£350,000 GUIDE PRICE



YOUR AWARD
WINNING AGENT

#DARINGTOBEDIFFERENT



A superb Victorian town house offering well-appointed and well-presented accommodation over four floors with the rare benefit of good-sized gardens to both the front and rear. The accommodation has gas central heating plus extensive double glazing, and an internal inspection is strongly recommended.

The property is situated on the popular south-eastern outskirts of Harrogate, well served by local shops and services, including well-regarded primary and secondary schools.

OUTSIDE

To the front of the property is an attractive landscaped lawned garden with well-stocked flower borders and path leading to the front door. To the rear is a good-sized flagged patio, ideal for entertaining, beyond which there is a further good-sized lawned garden with flower borders.

AGENTS NOTES

property is long lease hold with over 3,000 years left. No service charge or ground rent is payable.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E



GROUND FLOOR ENTRANCE HALL LOUNGE A carpeted sitting room with fireplace with wood surround having iron grate with open fire and tiled hearth. Central heating radiator. Ceiling cornice.

BREAKFAST KITCHEN Window to rear. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in electric hob with oven below. Plumbing for dishwasher. Exposed tongue-and-groove floorboarding. Central heating radiator. Low-voltage spotlighting to ceiling.

REAR PORCH / UTILITY ROOM With space and plumbing for washing machine.

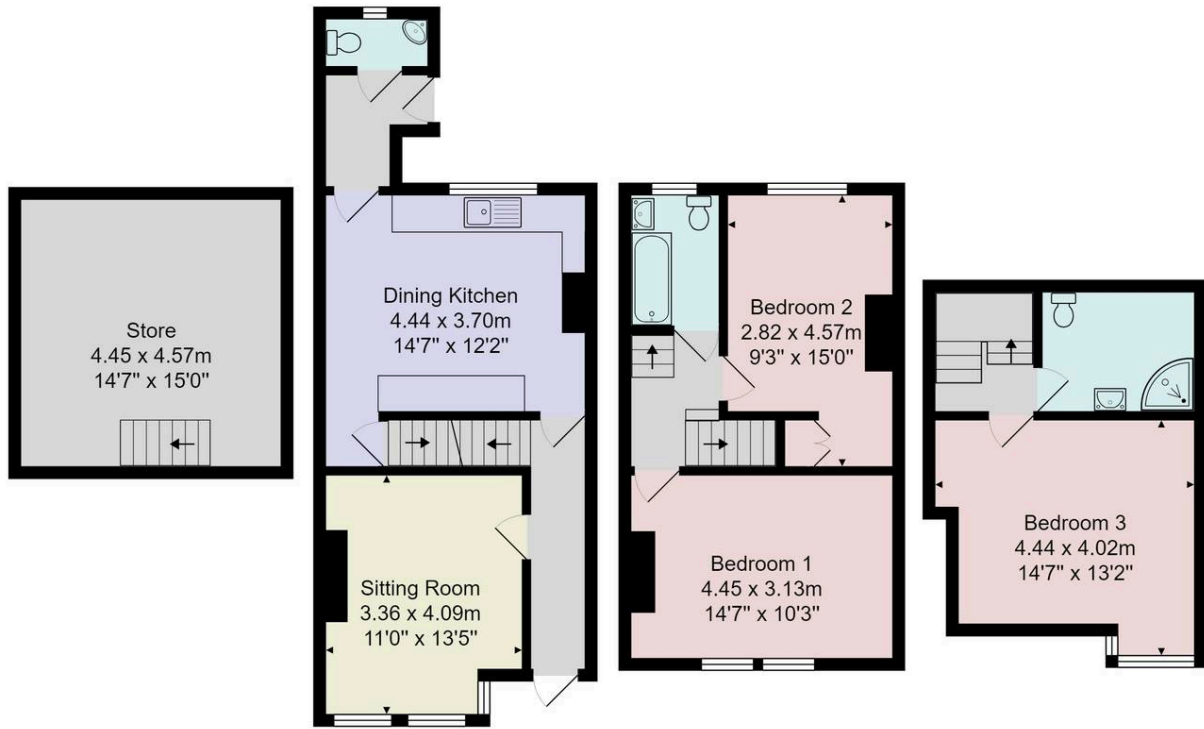
CLOAKROOM With WC and washbasin. Heated towel rail.

LOWER GROUND FLOOR CELLAR Steps from the kitchen lead to a cellar which provides a useful storage area. **FIRST FLOOR BATHROOM** Window to rear. Modern suite in white comprising panelled bath with tiled splashback, pedestal washbasin and low-flush WC. Tiled floor and ladder-style heated towel rail.

BEDROOM 1 A double bedroom with windows to front and central heating radiator. **BEDROOM 2** A further good-sized bedroom with central heating radiator and window to rear. **SECOND FLOOR BEDROOM 3** A large double bedroom with skylight window and window to front, fitted wardrobes and ornamental fireplace. Central heating radiator.

BATHROOM A white modern suite comprising WC, washbasin set within a vanity unit and shower. Velux window. Central heating radiator.





Total Area: 123.5 m² ... 1330 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

