



Wedderburn Avenue, Harrogate HG2 7QR

welcome to

Wedderburn Avenue, Harrogate

A bright and spacious three-bedroom semi-detached home in a prime Harrogate location offering; Lounge ,a stylish kitchen-diner, a generous garden, 4 sheds and off-street parking. Close to schools, shops, green spaces and rail links-an ideal move for families, first-time buyers or investors.



Well Positioned within a sought-after residential neighbourhood, this semi-detached property presents an excellent opportunity to purchase a well-located and versatile home. With local amenities, well-regarded schools, excellent transport links, hospital and The Stray all within easy reach, it provides both convenience and lifestyle in equal measure.

The ground floor opens into a bright and welcoming entrance hall, leading to a spacious front-facing lounge featuring a double glazed bay window to the front and cosy multi-fuel burning stove with a tiled fireplace. To the rear sits a generous kitchen-diner, ideal for everyday family living and entertaining.

The property offers three well-proportioned bedrooms-two comfortable doubles and a single room-alongside a house bathroom .The landing provides access to the part boarded loft with lighting, which offers useful additional storage.

Externally, the home benefits from off-street parking via a private driveway. The generous rear garden features a lawn providing an ideal space for outdoor enjoyment while four sheds provide ample storage.

This well-connected setting is close to excellent schools, local shops, and Starbeck railway station, with Harrogate Hospital just a stone's throw away. The renowned Stray parkland and Harrogate town centre-with its superb range of boutiques, cafés, restaurants, and leisure facilities-are also within easy reach.

Ground Floor

Entrance Hall

Lounge

Kitchen/Diner

First Floor

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Exterior



view this property online williamhbrown.co.uk/Property/HRG107401



welcome to

Wedderburn Avenue, Harrogate

- Attractive and spacious three bedroom semi-detached home in a sought-after location
- Fully fitted kitchen-diner with pantry and direct garden access
- Private driveway providing ample off-street parking
- Attractive rear garden with large lawn
- Within walking distance of Starbeck train station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£290,000



view this property online williamhbrown.co.uk/Property/HRG107401

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HRG107401 - 0013

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

 william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk