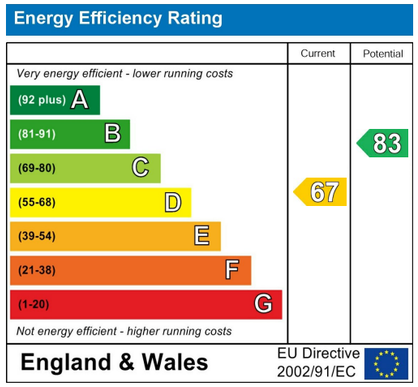
Floor Plan



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Energy Performance Certificates



Directions

From the Empress roundabout proceed our of Harrogate on Wetherby Road and just before the Woodlands traffic lights turn left onto Wedderburn Road where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Leasehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£275,000

13 Wedderburn Road, Harrogate, HG2 7QH

3 Bedroom House - Terraced

A spacious three bedroomed town house in need of some modernisation with character features, great sized rooms and benefitting from a superb location on the south east of Harrogate's town centre, with a wide range of amenities close by and regular transport links. NO ONWARD CHAIN.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating the living accommodation comprises; entrance hallways leading to the bay fronted lounge with feature fireplace, dining kitchen with an exposed brick fireplace, gas cooker and dining area with a door leading out into the private back garden. From the kitchen there is a door that leads down into the cellar which is currently used and really useful storage.

On the first floor the landing leads to the Master bedroom with built in wardrobes, second double bedroom with a built in storage cupboard, house bathroom with a white suite including hand basin, w/c and separate bath.

Outside

To the front of the property are well stocked flower beds with a path leading up to the front door. To the rear is a fully enclosed private garden with patio area, lawn, well stocked flower beds and mature hedges and a large garden shed. There is unrestricted on street parking available to the front of the property.

Surrounding Area

Benefitting from a superb location on the South East side of Harrogate with a wide range of amenities including convenience stores, supermarkets and variety of shops all on your doorstep. There are fantastic Primary and Secondary schooling options close by with a regular bus route into Harrogate's town centre which has a range of shops, bars, restaurants and fantastic transport links via bus and rail to Leeds, York and London Kings Cross. There are also two train stations close by, Starbeck and Hornbeam Park which are both on the Leeds, Harrogate and York line and there is easy access onto the Harrogate bypass leading to the A1m for commuters.

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









