



**Wedderburn Lodge**  
**Wetherby Road**  
**Harrogate**  
**North Yorkshire**  
**HG2 7SQ**

**Offers In Excess Of £105,000**

**bettermove**

# Wetherby Road

## Harrogate

Bettermove are proud to present this 2 bedroom retirement flat in Harrogate available with no forward chain.

The property is vacant for immediate possession.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is D.

This is a leasehold property with 125 years on the lease from 1989; the ground rent is £200pa and the service charge is £168pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom.

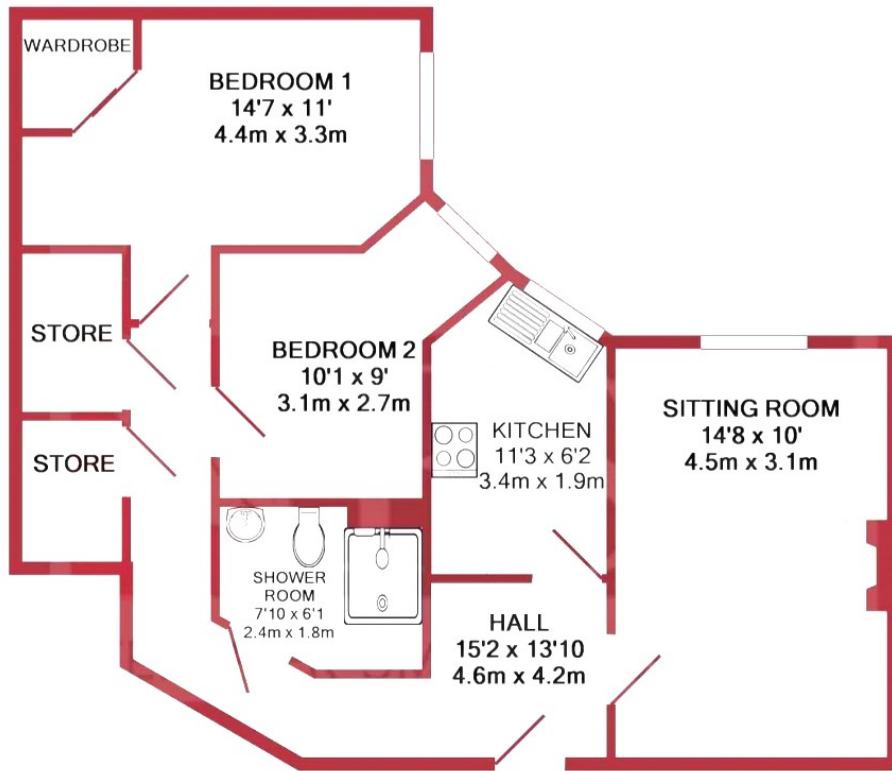
Located in the popular town of Harrogate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A661, A59 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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