



WEST END AVENUE, HARROGATE HG2

£850,000

NORTH
RESIDENTIAL

A truly stunning family home within striking distance of Harrogate town centre.

An immaculate and beautifully presented family home offering flexible accommodation with landscaped private garden.

Occupying a prominent position on one of Harrogate's most popular tree lined avenues and benefiting from uninterrupted views over Harrogate Grammar playing fields.

Within walking distance of the Stray and town centre as well as catchment for the Harrogate Grammar School and renowned local primary schools – this family home offers a fantastic lifestyle for any potential buyer.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band E





Property Description

Offering beautifully light, well-proportioned rooms and boasting an abundance of charm and character throughout, with high ceilings, original features and ornate fire surrounds. This property in brief comprises; entrance vestibule with a stain glass door through to a welcoming hallway with solid parquet flooring which flows throughout the majority of the downstairs..

To the left of the hallway is the living room with feature fire surround and open working fire – this beautiful space flows through into the dining area with bespoke panelled wall and built in shelving display – together with the living room it creates a wonderful entertaining space for friends and family to enjoy.

To the rear of the ground floor is a modern and stylish kitchen with solid wood worktops, integrated appliances and plenty of room for a dining table – a set of bi folding doors lead out to the private landscaped garden.

To the first floor is a superb master bedroom with dual aspect windows and bespoke built in wardrobes.

There is also a second double bedroom, both are serviced by a generous and stylish family bathroom with storage cupboard.

To the second floor is a generous home office, two further double bedrooms and a recently reurbished modern house bathroom with roll top bath and walk in shower.

Outside and to the rear is a west facing private garden, mainly laid to lawn with a perfectly placed patio – this is a great space to entertain and enjoy the sun with friends and family.





Directions (HG2 9BY)

West End Avenue is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Agent's Notes

Tenure: Freehold

Services: All mains services are connected the property

Viewings: Strictly through NORTH Residential Harrogate.





Total Area: 212.6 m² ... 2288 ft² (excluding cellar)
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



