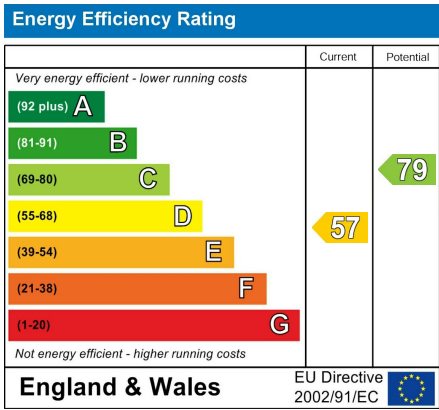


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road and turn left into West End Avenue. Continue along West End Avenue towards Harrogate Cricket Club and the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band    Tenure Freehold

**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.



£875,000

118 West End Avenue, Harrogate, HG2 9BT      6 Bedroom House - Semi-Detached

*A beautiful six bedroomed semi detached family home offering spacious living accommodation split over three floors and benefitting from a superb location on the ever popular south side of Harrogate with views over Harrogate Grammar Schools playing fields and a South West facing garden.*



**HOPKINSONS**  
ESTATE AGENTS

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



Description

With gas central heating and character features throughout the living accommodation comprises; entrance porch, entrance hall, downstairs w/c and useful cloaks cupboard, living room with feature fireplace and bay window, dining room/second reception room, modern fitted kitchen with integrated appliances, granite worktops, Belfast sink, gas range cooker and a dining area with bi folding doors leading out onto the west facing patio area which creates a fantastic entertaining area.

On the first floor the landing leads to the master bedroom with bay window, second double bedroom with fitted wardrobes, fifth bedroom which is currently used as an office and a modern house bathroom with walk in shower, separate bath, w/c and hand basin.

On the second floor is two further double bedrooms, sixth bedroom and a second house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is unrestricted on street parking and an enclosed fore garden with mature shrubs and a pathway leading to the side of the property and to the rear garden. At the rear there is a patio and raised decking which offers multiple seating areas and treats a perfect entertaining area with the benefit of being south west facing and gets the last of the evenings sun.

West End Avenue benefits from a superb location with a multiple of schooling options both Primary and Secondary along with a wide range of local amenities within walking distance on Leeds Road and is a short flat walk into Harrogate's town centre with transport links to York, Leeds and London along with a wide range of shops, bars and restaurants.

