



VERITY
FREARSON

14 WESTBOURNE AVENUE, HARROGATE, HG2 9BD

OFFERS OVER £775,000

14 WESTBOURNE AVENUE,

Harrogate, HG2 9BD

A well-presented and very spacious three-bedroom detached house with attractive garden and garage, situated in this delightful position on the south side of Harrogate, within walking distance of the town centre.

This superb home provides generous and flexible accommodation. On the ground floor there is a sitting room with bay window, together with a dining room and stylish, modern kitchen. There is also a cloakroom, a conservatory extension providing an additional sitting area, and utility space. Upstairs, there are three good-sized double bedrooms, a modern bathroom and shower room. There is a useful loft room, accessed via a pull-down ladder, providing useful storage space, and with huge potential for further development to create additional bedroom accommodation if required, subject to obtaining the necessary consents. The driveway provides parking and leads to a single garage and there is a good-sized and attractive garden.



2 Reception Rooms · Dining Kitchen · Conservatory · Cloakroom

3 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Detached Garage · Attractive Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A porch leads to the spacious reception hall with under-stairs cupboard.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A spacious reception room with bay window and further window to side. Feature fireplace with electric fire.

DINING ROOM

A further reception room providing a dining area. Fireplace with living-flame gas fire.

DINING KITCHEN

A modern fitted kitchen with tiled flooring with under-floor heating and space for dining area. The kitchen comprises a range of stylish fitted units with induction hob, integrated oven, microwave, integrated fridge / freezer and dishwasher.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden. Fitted cupboards and integrated washing machine and tumble dryer.

FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A large double bedroom with fitted wardrobes.

BEDROOM 3

A further double bedroom with bay window to rear and fitted wardrobe.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail and tiled walls and floor.

SHOWER ROOM

A white suite comprising WC, washbasin and shower. Fitted cupboards.

LOFT

There is a useful loft room, accessed via a pull-down ladder, providing useful storage space, and with huge potential for further development to create additional bedroom accommodation if required, subject to obtaining the necessary consents.

FLOOR PLAN



Total Area: 168.0 m² ... 1808 ft² (excluding loft room)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

A drive provides parking and leads to a detached garage. There is an attractive rear garden with lawn, planted borders, patio and garden shed.

Location

The property is situated in this delightful position on the south side of Harrogate, within catchment of popular primary and secondary schools, close to the Oval Gardens, the famous Harrogate Stray and within walking distance of the town centre.

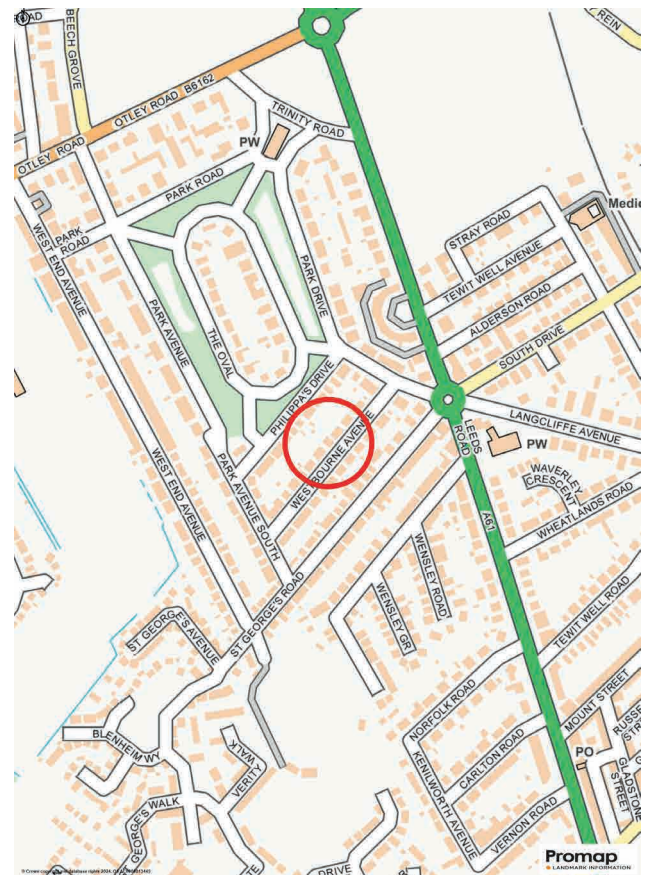
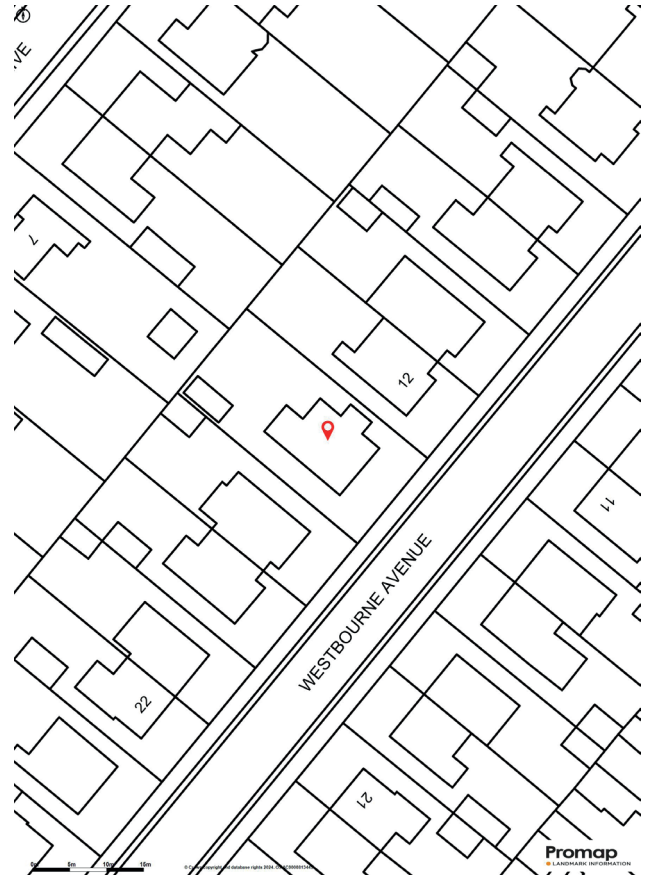
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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