



VERITY
FREARSON

1 WESTBOURNE AVENUE, HARROGATE, HG2 9BD

OFFERS OVER £900,000

I WESTBOURNE AVENUE,

Harrogate, HG2 9BD

An impressive four-bedroom semi-detached house which has been substantially extended to provide spacious and beautifully presented accommodation, situated in this delightful position on the south side of Harrogate within walking distance of the town centre.

This superb home provides generous and well-presented accommodation. On the ground floor there is a sitting room with bay window, together with a separate family room, which is open plan with the stunning dining kitchen which has glazed bi-folding doors that lead to the garden. There is also a downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, two bathrooms and a modern en-suite shower room. The block-paved driveway provides parking and there is a good-sized and attractive garden with a south-facing aspect.

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



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · South-Facing Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with feature fireplace and gas fire. Bay window to front.

LIVING KITCHEN

A stunning open plan kitchen and living area with space for sitting and dining with gas fire, skylight windows and glazed bi-folding doors leading to the garden. The kitchen comprises a range of quality fitted units with granite work tops, induction hob, integrated double oven and dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

FAMILY ROOM

A further living space which is open plan with the kitchen.

CLOAKROOM

With WC and wasbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes, dressing room and en-suite.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Tiled floor with under-floor heating. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above.

SECOND FLOOR

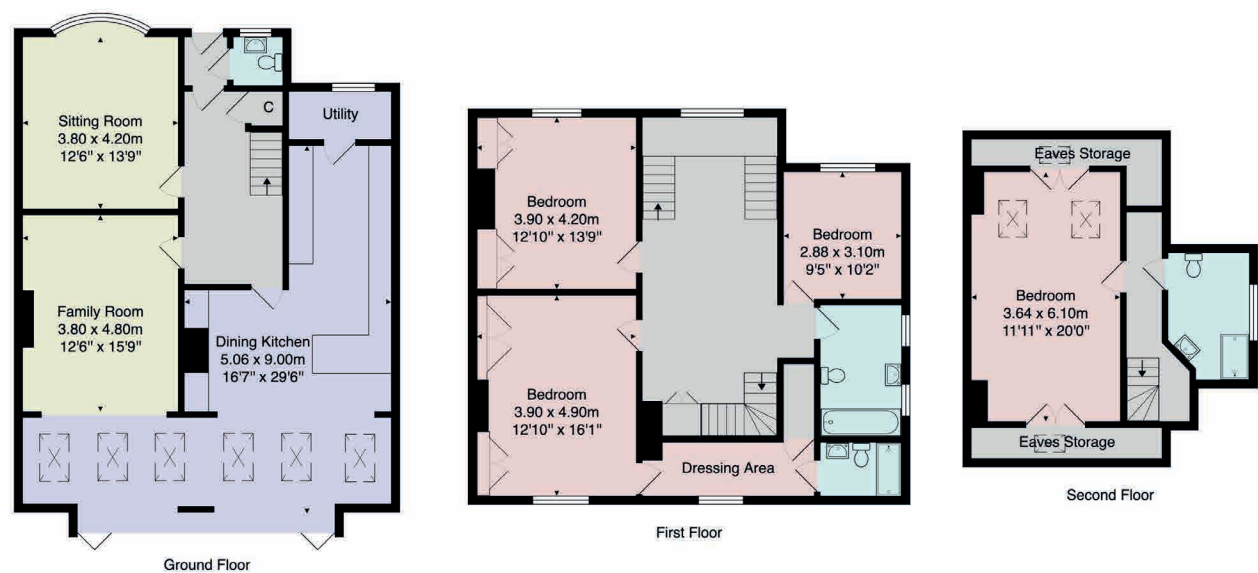
BEDROOM 4

A further good-sized double bedroom with access to eaves storage space.

BATHROOM

A white suite with WC, washbasin and bath.

FLOOR PLAN



Total Area: 239.7 m² ... 2580 ft²
All measurements are approximate and for display purposes only.
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