



VERITY
FREARSON

89 WEST END AVENUE, HARROGATE, HG2 9BU

GUIDE PRICE £725,000

89 WEST END AVENUE,

Harrogate, HG2 9BU

A fantastic opportunity to purchase a substantial four-bedroom semi-detached family home with a particularly large and private garden, situated in this highly desirable location within catchment of popular schools and just a short distance from Harrogate town centre.

This superb property provides spacious and well-presented accommodation, ideal for family living. On the ground floor there is a large open-plan dining kitchen with views over the garden, a separate sitting room with an attractive fireplace, a generous reception hall and a utility room. Upstairs, there are four good-sized bedrooms and a modern bathroom. The property also offers excellent potential for further extension and development, subject to obtaining the necessary consents.

A driveway provides off-street parking and leads to a single garage, while to the rear there is a very good-sized and private garden with lawn, planted borders and patio areas. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen · Utility Room

4 Bedrooms · Bathroom · Useful Loft Space

Off-Road Parking · Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A porch leads into a spacious reception hall.

SITTING ROOM

A large reception room with bay window to the front and an attractive fireplace with open fire.

DINING KITCHEN

A generous open-plan kitchen and dining area with windows overlooking the garden. The kitchen comprises a range of fitted units with oak worktops and a range cooker. Large pantry cupboard.

UTILITY ROOM

With fitted units and space and plumbing for appliances.

FIRST FLOOR BEDROOMS

There are four very good-sized bedrooms on the first floor.

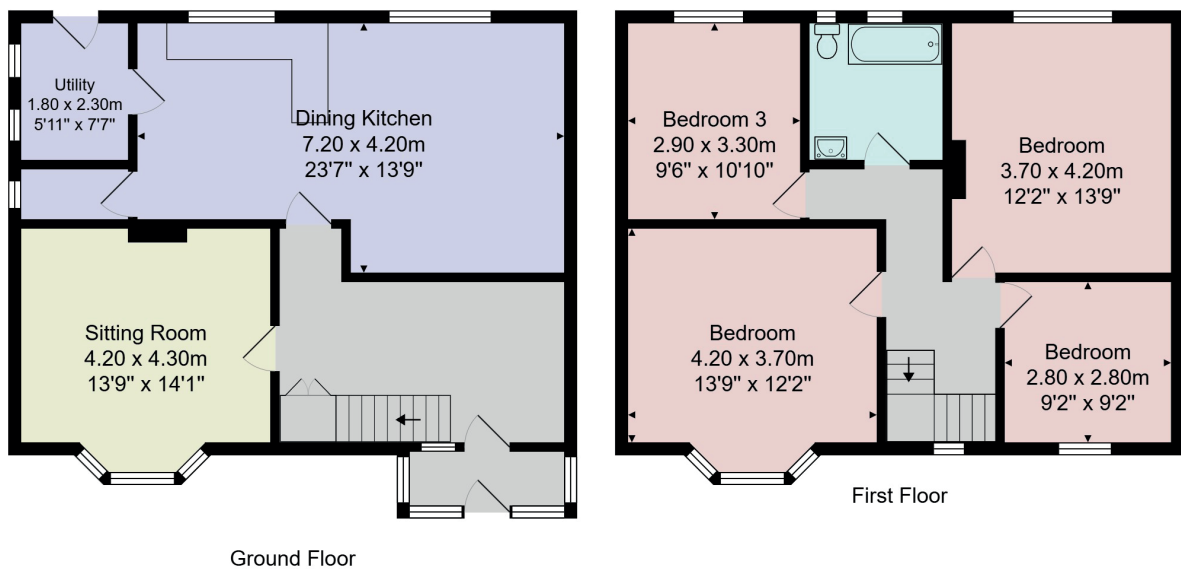
BATHROOM

A modern white suite comprising WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor. Heated towel rail.

LOFT

A pull-down ladder provides access to a loft offering useful storage space.

FLOOR PLAN



Total Area: 133.7 m² ... 1439 ft²

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

The property occupies a particularly generous plot with a good-sized rear garden featuring lawn, planted borders and paved sitting areas. A driveway provides parking and leads to a single garage.

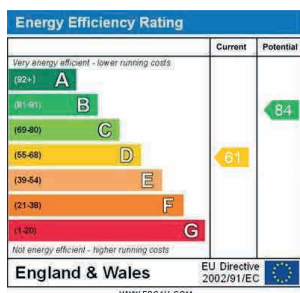
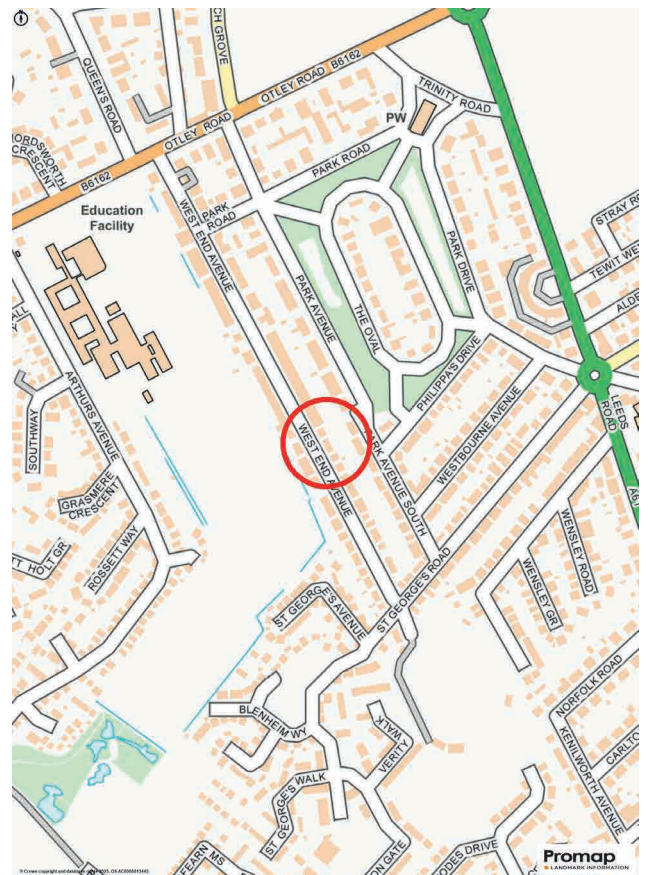
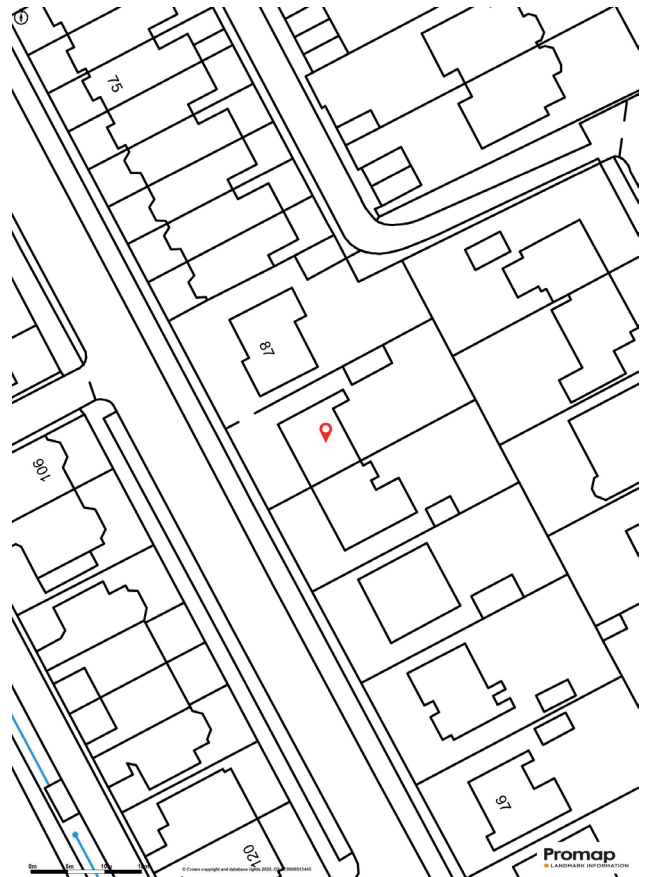
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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