



Victoria Avenue, Harrogate HG1 5PR



**HUNTERS**<sup>®</sup>  
EXCLUSIVE

Guide Price  
£1,500,000

# Victoria Avenue, Harrogate

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A truly stunning enclosed townhouse, forming part of one of Harrogate's finest buildings on the tree lined Victoria Avenue, in the heart of Harrogate, with the Stray on the doorstep. The accommodation is arranged over three floors, offering over 2,700 sq ft of flexible living space, with the addition of a private sunny garden and roof terrace offering amazing elevated views.

Presented to a very high standard throughout, the accommodation is accessed via double doors opening into an entrance vestibule with double doors through to an impressive hallway. Central to the property is the superb open plan living kitchen with double height ceiling and double doors opening to the enclosed garden terrace. The high end kitchen features fitted units with granite worktops, quality integrated appliances, a central island encompassing a chefs hob and breakfast bar, an informal dining area and relaxing snug area. Leading just off the kitchen is a rear lobby with doors opening to a utility room, large storage cupboard and guest cloakroom. Completing the ground floor is a formal lounge with dual aspect windows and ceiling lantern and formal dining room.

To the first floor on the half landing is a spacious mezzanine bedroom/study, a landing serves the two double bedrooms, the main bedroom suite with fitted wardrobes, a luxury en-suite bathroom with separate shower and double doors lead to the large roof terrace. Stairs lead to a further double bedroom and luxury bathroom.

Outside, there is the benefit of off-road parking to the front for two cars on the communal courtyard. Gated access opens to an attractive, mature, sunny courtyard garden providing ideal entertaining space, with privacy fencing to the perimeters.

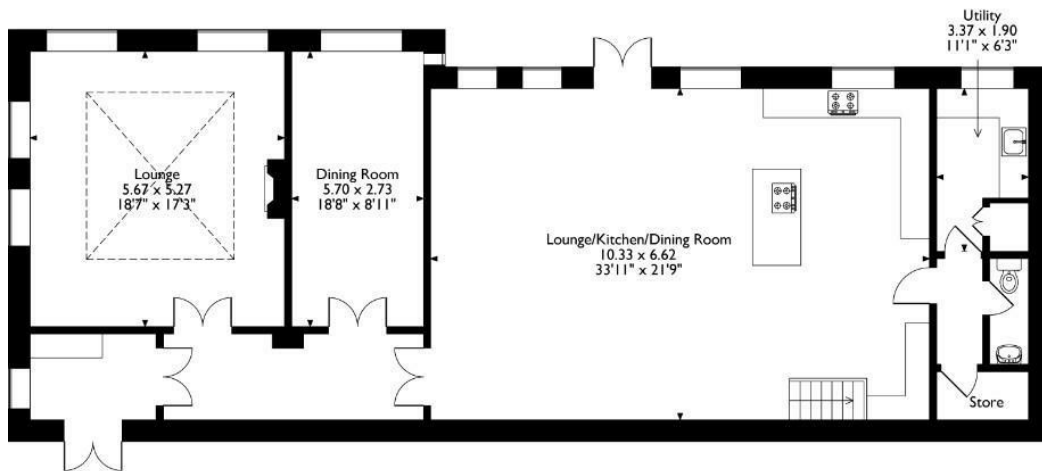
To fully appreciate the central location and the accommodation on offer, we strongly recommend an early viewing.



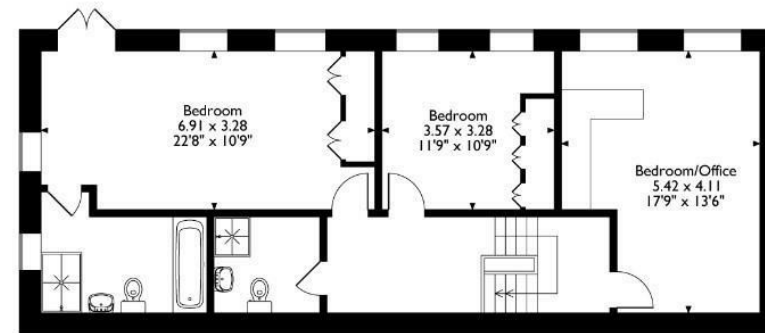




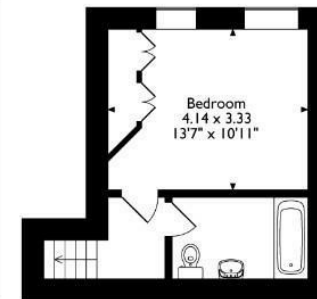
Victoria House, Flat B, 38, Victoria Avenue, Harrogate, HG1 5PR  
Approximate Gross Internal Area  
251 Sq M/2702 Sq Ft



**Ground Floor**



**First Floor**



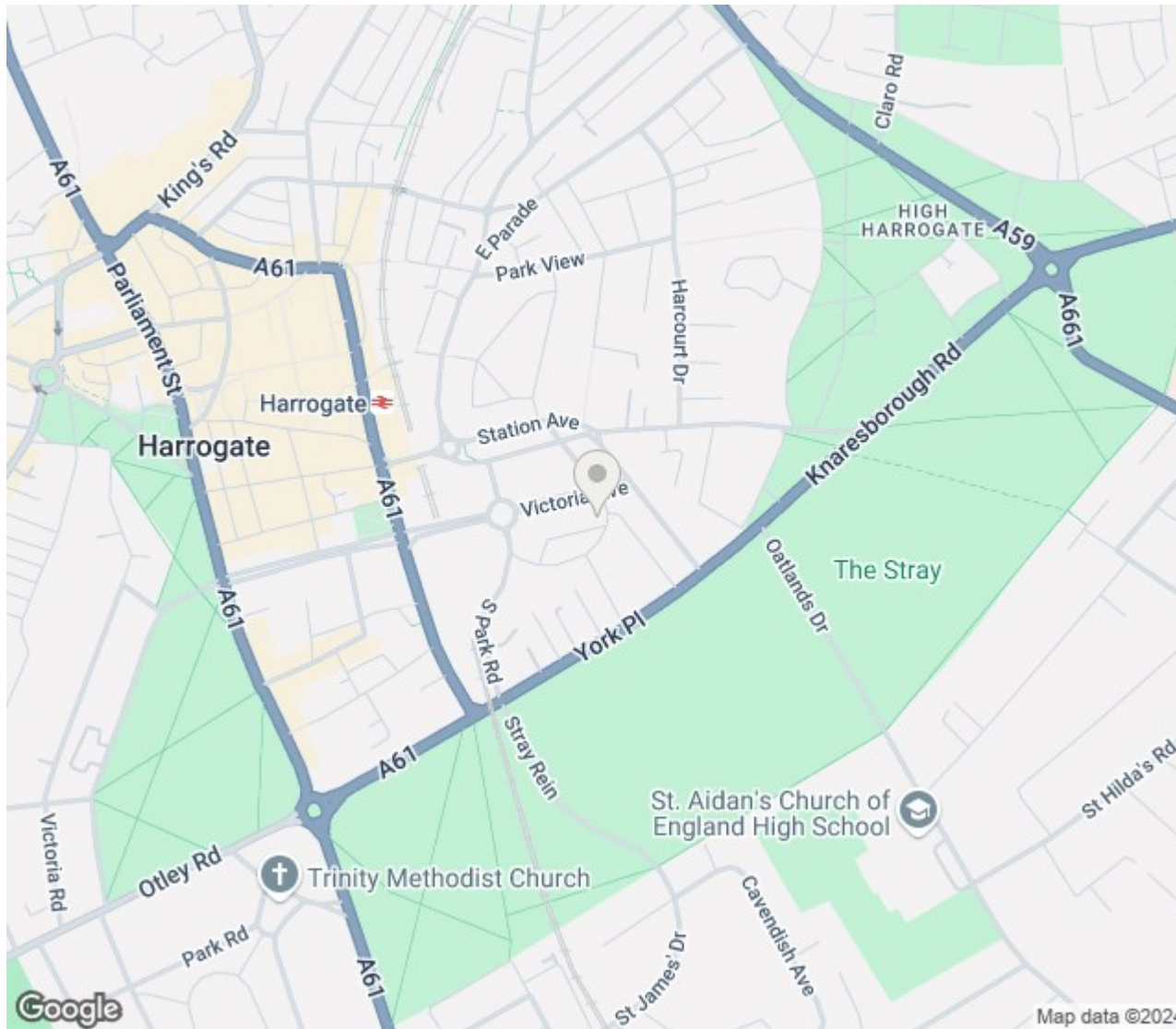
**Top Bedroom**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.




- Amazing location in the heart of Harrogate
- Superb open plan living kitchen with high end units & appliances
- Spacious accommodation arranged over three floors
- Main bedroom suite with luxury shower room & doors opening to the roof terrace
- Stunning presentation throughout

- For sale with no onward chain
- Private terrace garden
- Two generous formal reception rooms
- Allocated off road parking for two cars
- Town centre amenities & the Stray on the doorstep



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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