



WEST END AVENUE

**£765,000**



**ANDREW HILL**

## West End Avenue

104b West End Avenue, Harrogate, North Yorkshire, HG2 9BY

An outstanding stone built semi detached town house revealing beautifully presented accommodation located along this highly desirable tree lined avenue and boasting stunning views to the rear over playing fields.

No doubt appealing to the discerning buyer, this most stylish of homes provides highly versatile living space over 3 full floors and includes an entrance hall, cloakroom/W.C., family room, superbly fitted contemporary kitchen with granite worksurfaces, central island and integrated appliance, utility room, first floor sitting room, master bedroom with en suite shower room, study area on the landing, 3 further bedrooms on the second floor with a family bathroom.

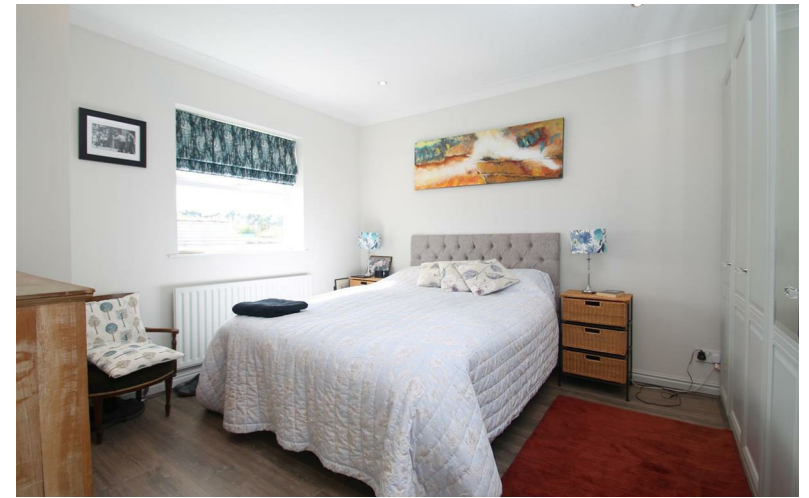
Landscaped front garden and a delightful enclosed courtyard garden to the rear with stone paving, borders and tall fencing for privacy.

Single garage with private parking in front.

The property is one of only two individually built town houses enviably located along this prime residential avenue which is so close to the Stray, only a short walk from the elegant town centre and the favoured side of Harrogate for commuting to Leeds.

A very smart home, with spacious & flexible living accommodation in a fantastic location.

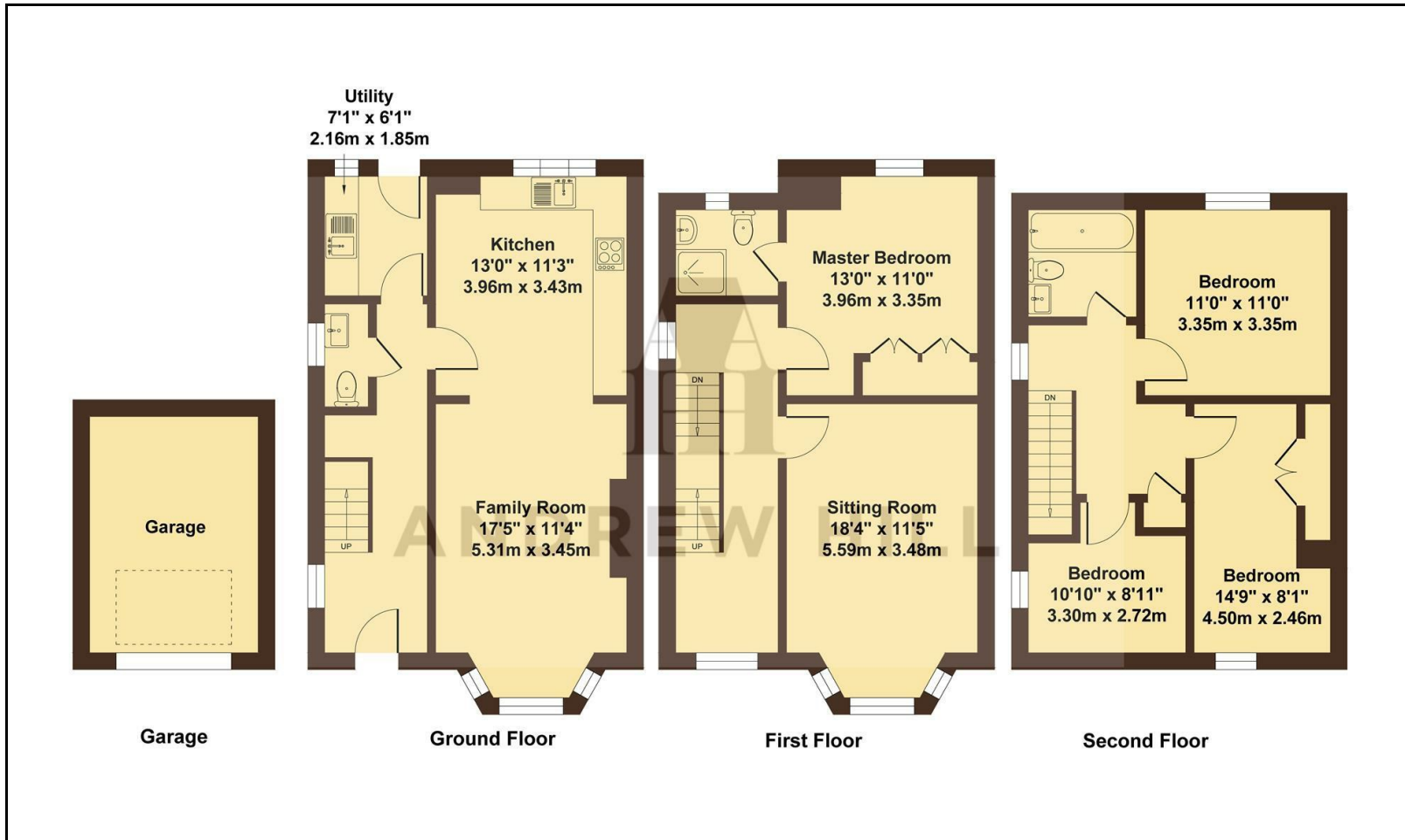




- Stone Built Town House
- 2 Sitting Rooms
- Garage & Private Parking
- Internal Viewing Essential

- 4 bedrooms
- Fantastic Views
- Landscaped Courtyard Garden

- Impressive Contemporary Kitchen
- Stylish Presentation Throughout
- Sought After Location



Services

- Mains services connected.
- Gas central heating.
- Sealed unit double glazing.
- Council tax band F.
- EPC rating C.

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