



West End Avenue, Harrogate, HG2 9BX

£199,950

  
estate agents

01765 608203  
solopm.com

## West End Avenue, Harrogate, HG2 9BX

A great opportunity to buy a spacious ground floor flat delightfully positioned along one of Harrogate's most desirable tree lined avenues within walking distance of the Stray parkland and elegant town centre.

The flat forms part of a converted property which, judging by the handsome façade and attractive design cues, probably dates from the late Victorian or Edwardian era, a period renowned for appealing design characteristics, generous proportions and longevity.

This sense of history imbues the flat with an undeniable charm and translates into generous proportions including ceiling heights of 10ft 4in in the main rooms.

The property would clearly now benefit from modernisation, allowing the successful buyer to realise the undoubted potential and add their personal tastes to create a delightful home.

**SOLO SAY:** A rare opportunity in a prestigious area and a potentially rewarding project for a wide range of buyers.





The hallway leads into a beautifully proportioned reception room with high ceiling, wide bay window to the front, fireplace and wooden floor.

The next room is a spacious double bedroom with wardrobes and window to the rear. The kitchen has two large windows and is fitted with an older range of units with an integrated modern electric oven and hob.

A rear hall provides access to the shower room with white suite.

The good size cellar room forms part of the basement of the building and is accessed from the rear yard.

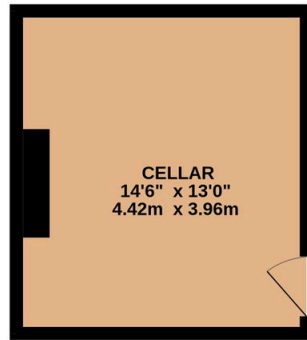


The property is ideally situated in a popular and convenient residential area with local shops and amenities close by.

The town centre is within easy reach and offers many options for shopping and eating out with fashionable boutiques and quality restaurants.

Harrogate offers the commuter regular bus/ rail links, connections to Leeds/Bradford airport and an excellent local road network links to the region.





BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

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