



15 Glebe Avenue, Harrogate

£545,000 Guide Price

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A superb four-bedroom town house providing generous and stylish accommodation over three levels, in this extremely convenient location situated just off Cold Bath Road. The beautifully presented accommodation offers a sitting room with a period fireplace and bay window, plus a modern kitchen and utility / garden room on the ground floor, together with four good sized double bedrooms, en-suite shower room and house bathroom on the upper two floors. To the rear there is an attractive courtyard garden with a south-facing aspect.

Glebe Avenue is a popular location just off Cold Bath Road, just a few minutes' walk from the excellent shopping parade on Cold Bath Road, popular schools and the famous 200-acre Stray, Valley Gardens and Harrogate town centre. An internal viewing is recommended to appreciate this stylish family home. Offered for sale with no onward sales chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



SITTING ROOM

A spacious reception room with double-glazed sash bay windows, with shutters, to front. Attractive cast-iron fireplace with open grate.

BREAKFAST KITCHEN

A well-equipped fitted kitchen with range of fitted units, worktop and island with breakfast bar. A range cooker and space for fridge. Plumbing for dishwasher. Under-stairs cupboard and window to rear.

GARDEN ROOM / UTILITY ROOM

A further room with double-glazed doors leading to the garden. Fitted worktop and plumbing for washing machine and space for further appliances.

CLOAKROOM White suite with low-flush WC and washbasin. Window to side.

BEDROOM 1 A double bedroom with sash windows to front. Attractive cast-iron fireplace.

BEDROOM 2 A double bedroom with double glazed sash window to rear, attractive cast-iron fireplace and built in wardrobes.

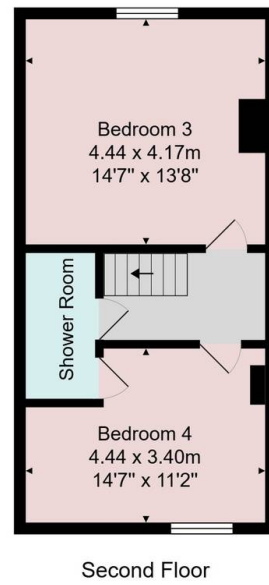
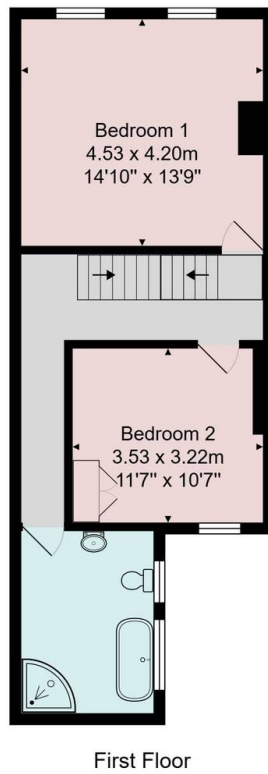
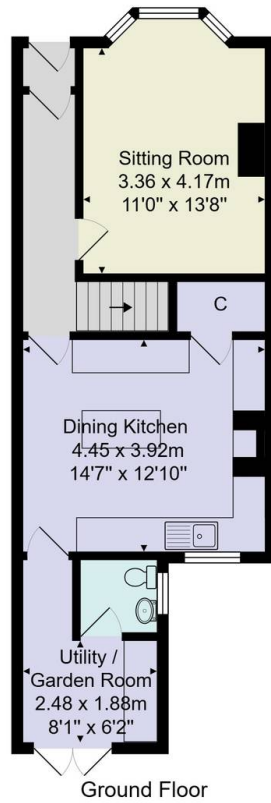
BATHROOM A superb room incorporating a white suite with low-flush WC, washbasin, shower and free-standing roll-top bath and modern tiling.

BEDROOM 3 A double bedroom with double-glazed window to front. Ornamental cast-iron fireplace.

BEDROOM 4 A double bedroom with double-glazed window to rear and skylight window.

ENSUITE SHOWER ROOM Newly fitted with good sized shower, low flush WC, wash basin with vanity unit and modern tiling.





Total Area: 143.1 m² ... 1541 ft²

All measurements are approximate and for display purposes only.
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