



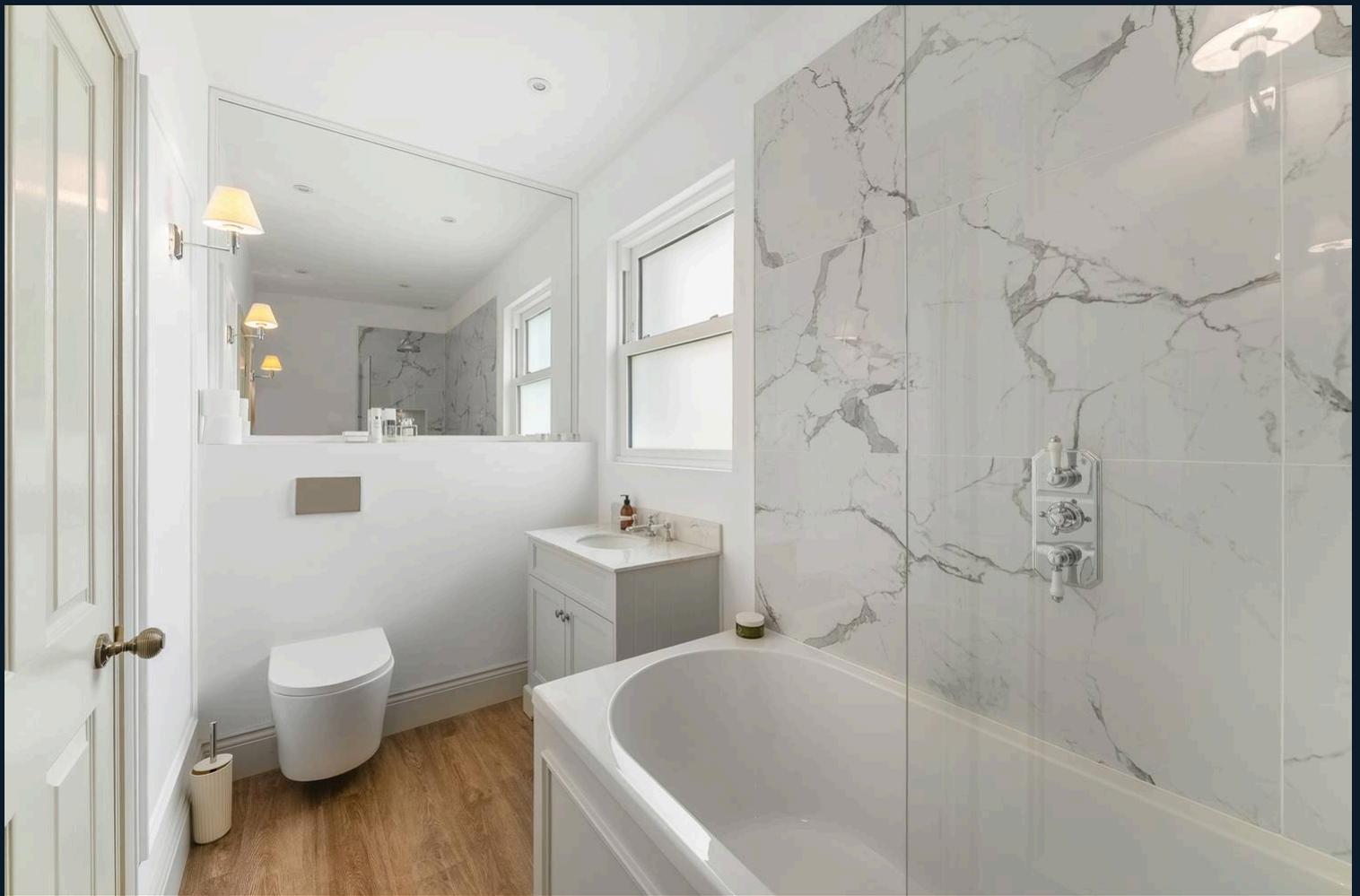
## Flat 1, 24 West End Avenue, Harrogate

£475,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A beautifully presented ground floor duplex apartment, enjoying the rare advantage of a good sized private south-west facing garden, situated in this delightful position close to Harrogate town centre and within walking distance of a wide range of excellent amenities. The property has been recently updated and modernised to a high standard, revealing generous and flexible accommodation appointed with quality fittings throughout, and is offered for sale with no onward chain.**

**This impressive home occupies a desirable location close to local amenities, within the catchment area for popular primary and secondary schools and just a short walk from Harrogate town centre. A particular feature is the attractive private garden, which provides an excellent outdoor sitting and entertaining space.**



#### GROUND FLOOR

The accommodation opens into a spacious reception room with bay window to the front, enjoying an open aspect and centred around an attractive fireplace. There is ample space for both sitting and dining areas, creating a superb open living environment.

The kitchen is fitted with a range of high quality units with granite worktops, central island and breakfast bar, together with a range cooker and integrated appliances including a wine fridge, dishwasher and fridge freezer.

There is a double bedroom on the ground floor with en suite bathroom, together with a further double bedroom and an additional shower room fitted with WC, washbasin and large walk-in shower. Both bath and shower rooms are appointed to a high standard with quality fittings, tiled walls and tiled floors.

#### LOWER GROUND FLOOR

Stairs lead down to the lower ground floor where there is a further good sized double bedroom. This room provides useful flexibility and could also be used as an additional reception room if required. There is also a useful storage space.

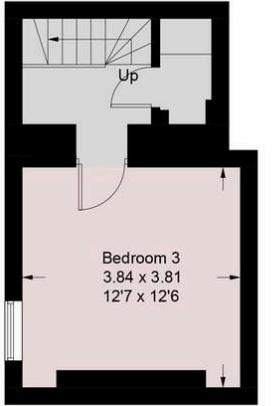
#### OUTSIDE

A particular feature of the property is the attractive private rear garden, which enjoys a south-west facing aspect and provides an excellent outdoor sitting and entertaining space.



# West End Avenue, Harrogate, HG2

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

