



West End Avenue, Harrogate, HG2 9BX

- NO ONWARD CHAIN
- Easily converted back into a family home
- Sought after location
- Close to The Stray and transport links
- Early viewing highly recommended
- Victorian townhouse on West End Avenue
- Front garden and rear courtyard
- New roof and exterior upgrades
- Close to Harrogate Grammer school
- Council Tax Band C

Offers Over £675,000



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DESCRIPTION

NO ONWARD CHAIN. Situated on the highly sought-after West End Avenue, this substantial Victorian townhouse presents a rare and exceptionally versatile opportunity in one of Harrogate's most desirable locations.

Currently configured as two beautifully refurbished duplex apartments but can easily be converted back into a family home, the property has been undertaken sympathetically around the fabric of the original building, with period finishes such as high ceilings, original Victorian detailing, and architraves retained beneath the modern finishes. The property also benefits from full building regulations sign-off, including a fully tanked basement. It offers excellent potential for rental income, multi-generational living. Externally, the property benefits from an attractive front garden and a well-presented rear courtyard, with on street parking available to both the front and rear. There has also been significant recent investment, including a new roof, gutters, full external repointing, and a professional chemical blast clean of the exterior.

The flexible accommodation provides a range of possibilities. The property could continue to operate successfully as two separate rental apartments, allow an owner to occupy one apartment while generating income from the other, or be reconfigured back into a superb family home. There is also scope to create a self-contained lower ground floor annex, ideal for extended family living, guest accommodation, a home office, or further income potential.

Occupying a prime position on one of Harrogate's most prestigious and sought-after streets, the property is conveniently located close to the highly regarded Harrogate Grammar School, while the town centre, West Park and the Oval are within easy walking distance. Excellent transport connections, including easy access to the popular 36 bus route linking Harrogate and Leeds, together with Hornbeam Park railway station offering regular services to Leeds, York, and London.



EPC
Energy rating B
This property produces 2.6 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C





Total floor area 218.0 sq.m. (2,347 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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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