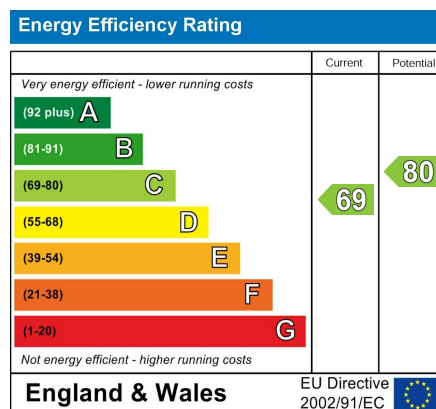


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate along the Knaresborough Road and cross the railway crossing in Starbeck. The Avenue is a turning to the left after the shops where the property is easily found on the right hand side clearly marked by a Hopkinson's for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£525,000

30 The Avenue, Harrogate, HG1 4QD

5 Bedroom House - Terraced

A beautifully presented five-bedroom Victorian townhouse, approached via a charming private front garden and offering an exceptional blend of period character and stylish modern living. Featuring spacious entertaining areas, private parking for two vehicles, and an upgraded interior throughout, this impressive home is situated in a peaceful and highly sought-after location.



HOPKINSONS

E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

The accommodation briefly comprises an entrance vestibule with a stunning stained-glass leaded entrance door, leading into an elegant reception room with under-stairs storage and a guest cloakroom. The generous lounge enjoys a high ceiling, original coving and a beautiful bay window overlooking the attractive paved foregarden, creating a light and welcoming living space. Retaining a wealth of original features including high ceilings, decorative coving, feature fireplaces, the property also benefits from gas-fired central heating and thoughtfully designed contemporary finishes.

A particular highlight of the home is the superb extended open-plan family kitchen and living area, designed perfectly for modern family life and entertaining. This stylish space incorporates comfortable seating areas, a log-burning stove set within an original feature fireplace, skylights flooding the room with natural light, and double doors opening onto a delightful courtyard garden. The kitchen itself is fitted with integrated appliances and a range-style cooker, while a sliding door leads to a separate utility room.

To the first floor is the impressive principal bedroom with en-suite shower room, three further bedrooms, and a contemporary house bathroom with shower over bath. The second floor offers an additional spacious double bedroom with twin skylights.

Outside

Externally, the front of the property features a low-maintenance block-paved garden bordered by mature trees and shrubs, providing privacy and an attractive seating area. To the rear is private hardstanding for two vehicles, along with steps leading up to a generous enclosed garden with a large patio terrace — an ideal suntrap and perfect space for outdoor entertaining.

Surrounding Area

The property occupies a popular residential position within easy walking distance of an excellent range of local amenities. Nearby Starbeck High Street offers convenience stores, independent shops, cafés, a butcher, post office, hairdressers, primary schooling and Starbeck railway station, providing regular services to Harrogate, Knaresborough, York and Leeds, making the property ideal for commuters. Beautiful countryside walks are also close at hand, including routes along the River Nidd, through Nidd Gorge and towards Ripley via the cycle path. Early internal inspection is strongly recommended to fully appreciate the space, character and quality of accommodation on offer.

