



53 Arthurs Avenue, Harrogate

£625,000 Guide Price



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#DARINGTOBEDIFFERENT



A superb four-bedroom semi-detached family home with a large, beautifully landscaped garden enjoying a delightful open outlook over adjoining school fields. Situated in this prime south Harrogate position, just a couple of minutes' walk from Harrogate Grammar School. NO ONWARD CHAIN.

Outside, a spacious driveway provides ample off-street parking and leads to a single garage with an electric door. The standout feature of the property is its large, attractive rear garden, which enjoys a wonderful open aspect over the Harrogate Grammar School fields. It comprises extensive lawns with a mature apple tree, various granite-paved seating areas and a sheltered entertainment space complete with a large pizza oven.

The house occupies a highly desirable south Harrogate position within the catchment area for popular primary and secondary schools, including the outstanding Harrogate Grammar School. It is conveniently placed for local amenities and is just a short distance from Harrogate town centre.

Council Tax band: C

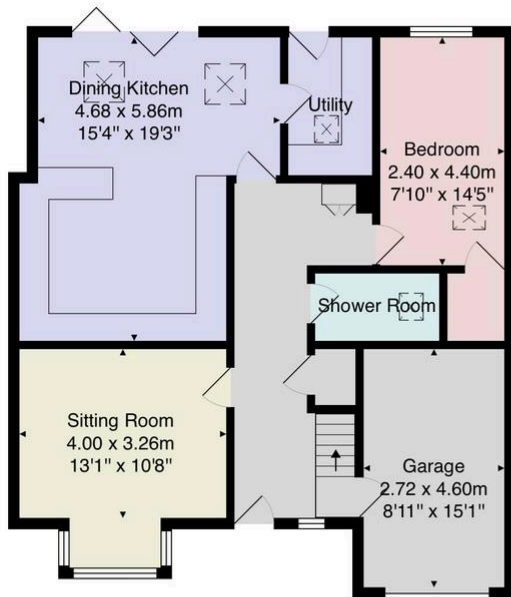
Tenure: Freehold

EPC Energy Efficiency Rating: C

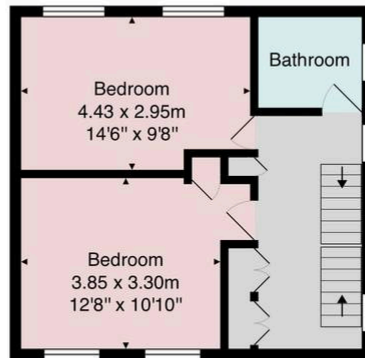


This excellent home has been thoughtfully extended and significantly improved by the current owners to provide spacious and versatile accommodation throughout. A substantial welcoming porch with granite paving leads into a widened entrance hallway, thoughtfully reconfigured to create a practical and inviting space with built-in shoe storage. Coat storage is conveniently located in the boiler room, and there is direct access through to the integral garage. The ground floor comprises a generous sitting room featuring a large bay window, perfect for accommodating a comfortable sofa arrangement. There is also a versatile ground-floor study or fourth bedroom, accessed directly from the hallway and enjoying pleasant views over the rear garden. A modern wet room with shower, wash basin and WC is located on the ground floor. The heart of the home is the superb open-plan living kitchen/diner, fitted with contemporary quartz worktops and matching splashbacks. It benefits from skylight windows and stylish bifold doors that open directly onto a flagged seating area. A separate utility room provides excellent storage together with space for a freestanding fridge-freezer and washing machine, with a door leading to the rear. On the first floor, two well-proportioned double bedrooms are served by a family bathroom. The landing benefits from sizable built-in storage, which offers the flexibility to be removed and reconfigured into a useful home office space if required. The impressive second-floor master bedroom features built-in wardrobes and storage, complemented by an en-suite bathroom with freestanding bath and separate shower.

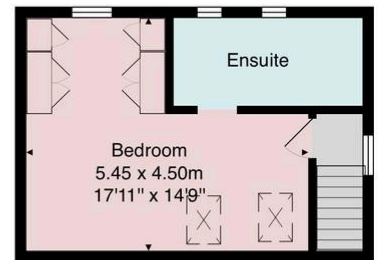




Ground Floor



First Floor



Second Floor

Total Area: 162.8 m² ... 1753 ft²

All measurements are approximate and for display purposes only.

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