



Flat 2, 102 West End Avenue, Harrogate

£425,000 Guide Price



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A spacious four-bedroom duplex apartment, occupying a highly desirable position within the catchment area of well-regarded schools and conveniently located just a short distance from Harrogate town centre. The apartment forms part of an attractive and characterful period building set along a picturesque, tree-lined street in this highly sought-after location.

The accommodation comprises a private ground floor entrance, with a staircase leading to the first floor where there is a spacious landing, a superb and beautifully proportioned living room bathed in natural light from large windows enjoying a pleasant outlook. The room is centred around an attractive fireplace, creating a charming focal point, and offers ample space for both seating and dining, ideal for both everyday living and entertaining.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



There is a well-appointed and generously proportioned breakfast kitchen, fitted with a range of wall and base units with ample work surface space and a range of integrated and freestanding appliances. The room provides space for informal dining and benefits from a pleasant outlook, creating a light and practical everyday living space.

The first floor also features a well-appointed house bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiling and a window providing natural light and ventilation, alongside a separate shower room fitted with a white suite including a walk-in shower enclosure, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail.

To the second floor are three well-proportioned double bedrooms and a fourth single bedroom, all offering versatile and well-balanced accommodation. The rooms enjoy a pleasant outlook and are complemented by characterful features, providing flexible space ideal for family living, guest accommodation or home working. A spacious and characterful landing, approached via a staircase with an attractive balustrade, further enhances the sense of space and provides an ideal area for a study or seating space.





Total Area: 139.8 m² ... 1505 ft²

All measurements are approximate and for display purposes only.

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