



15 Church Avenue, Harrogate

£495,000 Guide Price



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A beautifully presented and thoughtfully extended three-bedroom home, blending period character with high-quality contemporary finishes, ideally situated in a sought-after residential location. The accommodation is both stylish and practical, centred around a superb open-plan living and dining space that forms the heart of the home. Filled with natural light and opening via bi-fold doors onto the rear garden, this is a space perfectly designed for modern living and entertaining.

A superb home that successfully combines character, space and modern living, offering a ready-to-move-into lifestyle in a highly desirable setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



To the rear, the dining kitchen provides a well-appointed and sociable setting, complemented by a useful utility area and ground floor WC—adding everyday convenience without compromising on style.

To the first floor, a generous landing leads to three well-proportioned bedrooms, each offering flexibility for family life, guests or home working. The house bathroom is particularly impressive, featuring a freestanding bath, separate walk-in shower and contemporary fittings, creating a calm, spa-like feel.

Externally, the property enjoys a beautifully landscaped rear garden, designed with both relaxation and entertaining in mind. A generous decked terrace with sleek glass balustrade offers an ideal space for outdoor dining, while a covered pergola provides a more intimate seating area. The low-maintenance artificial lawn ensures year-round usability, centred around a feature fire pit—perfect for social gatherings. A timber garden shed offers additional storage, and the overall design provides a strong sense of privacy.

Enjoying a highly convenient setting, the property is ideally placed for a wide range of local amenities, with Harrogate town centre and the railway station both within easy walking distance.





Total Area: 126.4 m² ... 1360 ft² (excluding loft)
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