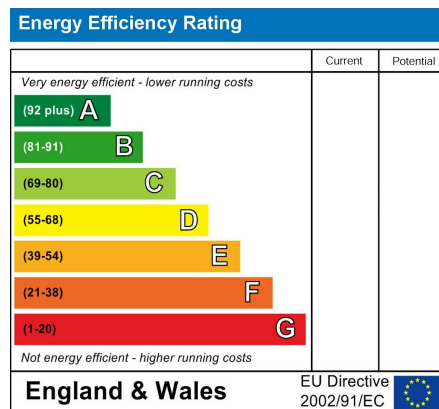


Floor Plan



Energy Performance Certificate



Directions

Proceed from the middle of Harrogate up Otley Road and just before Harrogate Grammar School turn left onto West End Avenue where the property is easily found on the left-hand side clearly marked by a Hopkinsons 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.



£850,000

47 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

4 Bedroom House - Terraced

A beautifully presented four floored townhouse featuring updated accommodation located on this ever popular street close to schooling options and town centre amenities. Internal inspection strongly recommended.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas-fired central heating, the property features quality French shutters that match throughout the house; a covered entrance porch, entrance vestibule, and reception hall with a useful, under-stairs store. There is a beautifully presented bay-fronted lounge with a featured open fire, ceiling cornice, and picture rail. There is a separate spacious dining room.

One of the main features of the property is the Clarity Arts hand-built fitted breakfast kitchen which features a breakfast island, useful storage cupboards, and quality integrated appliances that include a Miele coffee machine, fridge, freezer, dishwasher, and gas-fired Aga.

A staircase leads down to a beautifully converted living area with a guest toilet, a family room, and a spacious connecting games room. There is a very spacious utility room with a concealed Worcester boiler, fitted storage cupboards, sink unit, and space and plumbing for a washing machine and dryer.

On the first floor, there is a full-width principal bedroom and a further double bedroom plus a stunning house bathroom with a freestanding bath and separate double shower. On the second floor, there are three further bedrooms and a shower room.

Outside there are easily maintained gardens to the front and rear. At the rear, the paved patio provides a pleasant sitting and entertaining area.

West End Avenue remains one of the most popular locations in the Harrogate District. Close by and only a short walk away there are various schooling options for all age groups together. Pleasant walks can be enjoyed in Harrogate across the 200-acre Stray. The town features a vast array of shops, cafes and bars.

