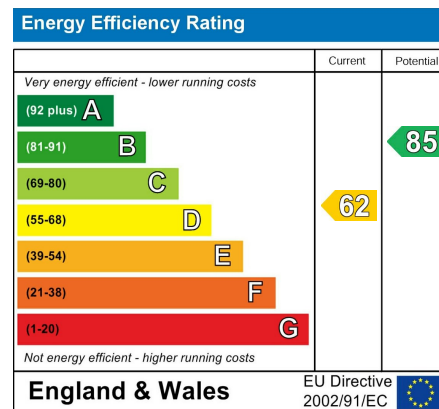


Floor Plan



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.



£800,000

79 West End Avenue, Harrogate, HG2 9BX

4 Bedroom House - Terraced

**A very well presented four bedroomed period townhouse offering spacious living accommodation split over four floors and benefitting from a superb location on the south side of Harrogate with fantastic primary and secondary schooling options close by and within walking distance to Harrogate's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating the living accommodation comprises; entrance porch, entrance hallway, spacious lounge with a bay window, built in bookcases and a feature fireplace including a log burner, dining room with feature fireplace and opens into the modern kitchen which creates a great entertaining space. The kitchen includes granite worktops, gas AGA, island with seating and integrated appliances.

At lower ground level is a large utility/boot room and two useful storage rooms with a door leading out into the rear garden. The cellar also offers great potential to be converted into additional living accommodation including cinema room, gym, snug, second reception rooms or guest accommodation which other properties have done on the street.

On the first floor the landing leads to the stunning Master bedroom with built in wardrobes and a bay window, second double bedroom, modern house bathroom with walk in shower, separate bath, w/c and hand basin and there is also a separate w/c. On the second floor the landing leads to two further great sized double bedrooms. From the half landing there is also a modern shower room with walk in shower, w/c and hand basin.

Outside to the front of the property is unrestricted on street parking and a block paved area with steps leading up to the front door. To the rear of the property is a raised decking and stairs leading down onto the astro turf lawn courtyard garden and an access gate onto the back access road, which also offers additional on street parking.

This fantastic family home benefits from a superb location having a choice of a wide range of amenities on both Cold Bath Road and Leeds Road within walking distance, well situated for primary and secondary schools along with a flat walk into Harrogate's town centre across the Stray for shops, restaurants, bars and transport links.

