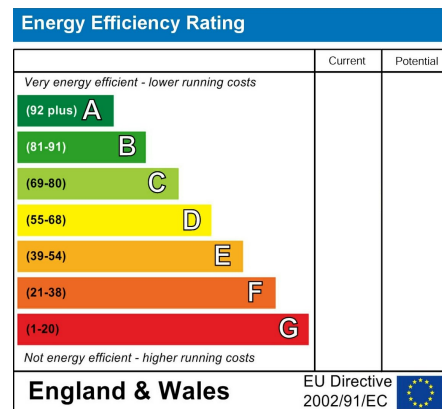


Floor Plan



Energy Performance Certificate



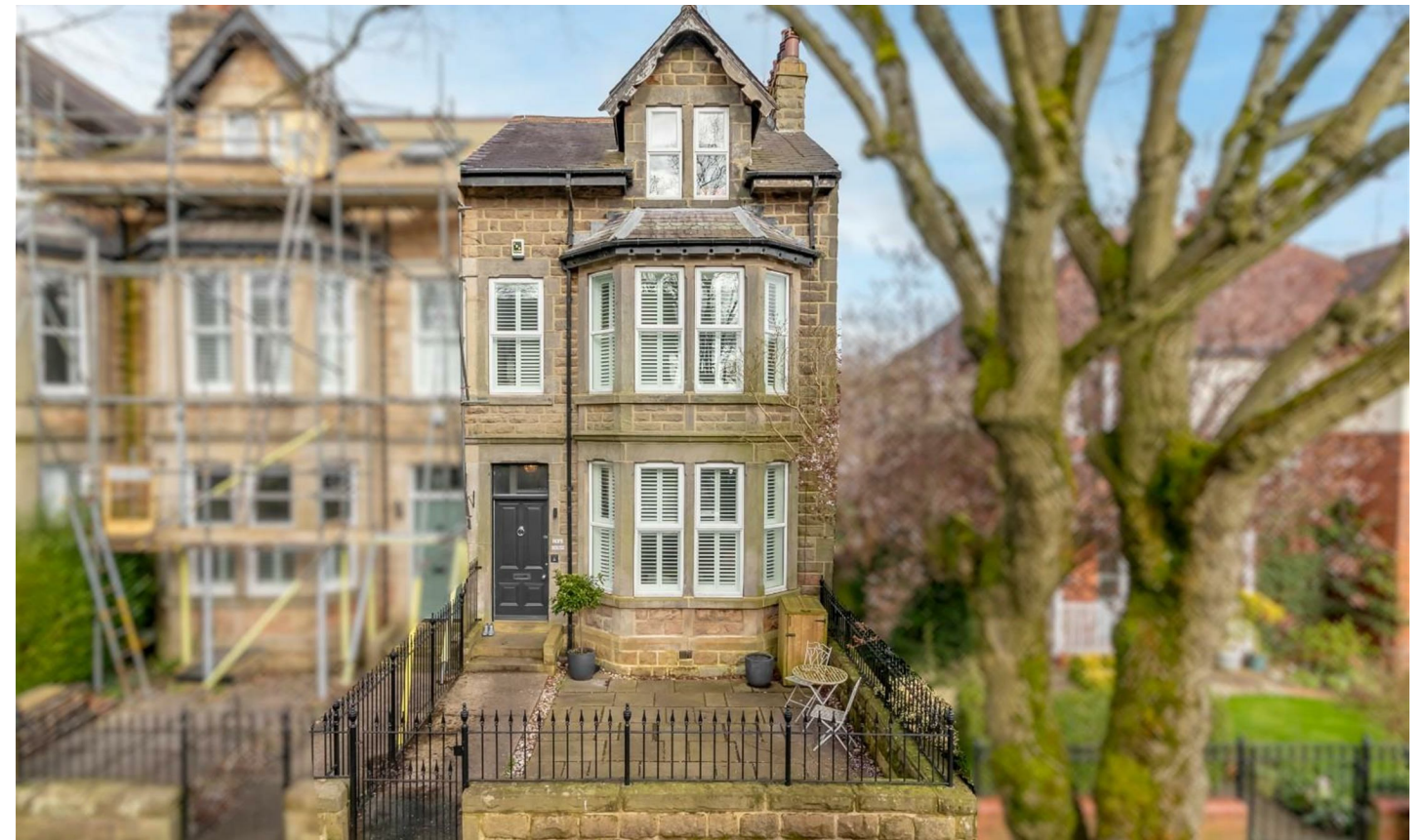
Directions

Proceed up Otley Road and turn left into West End Avenue. Hope House no 85 is easily found on the left-hand side clearly marked by a Hopkinsons For Sale Board.

Council Tax Band E 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.



£870,000

Hope House, 85 West End Avenue, Harrogate, HG2 9BX

4 Bedroom House - Townhouse

**A beautifully presented end of road townhouse located in one of Harrogate's most sought after tree-lined avenues close to the town centre, Stray and schooling options. Internal inspection strongly recommended.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

Hope House has undergone a stunning transformation that retains many original features complimented by stylish updates to the key areas. The property is located within a level walking distance of Harrogate Cricket Club, Harrogate Grammar School, and town centre amenities. On the nearby Cold Bath Road there are shops that cater for most daily needs. Furthermore, there are restaurants, bars, and a popular primary school. Additionally, there are beautiful walks that can be enjoyed through the nearby Valley Gardens and Pinewoods.

The property briefly comprises an entrance vestibule, a reception hall, and a delightful cosy bay-fronted lounge with an open fireplace.

There is a superb open plan family breakfast kitchen with a central island and integrated appliances plus an opening to a stylish family room with dining space and feature fire. Carpeted steps lead down to a useful family room from where there are storage areas, guest toilet, and a separate luxury updated shower room.

On the first floor, there is a full-width feature master bedroom with a walk-in front bay overlooking the front patio. Additionally, there is an open plan walk-in dressing area with fitted bedroom furniture and an opening that leads to a stunning bathroom with underfloor heating and a wide walk-in shower. There is a useful fourth bedroom that is currently utilised as a study. A return staircase leads to a luxury house shower room and two further impressive double bedrooms on the second floor.

Outside the front and rear of the property, there is an enclosed patio area with on-street parking.

