



Flat 3, 26 West End Avenue, Harrogate, North Yorkshire, HG2 9BY

£280,000

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A fantastic opportunity to purchase a three double-bedroomed top-floor duplex apartment forming part of this attractive period property in this sought-after location on West End Avenue, overlooking the Harrogate Grammar School playing fields.

This excellent apartment provides generous accommodation over the top two floors of this substantial property including three double bedrooms, modern bathroom and en-suite, a large sitting room, dining kitchen and a separate cloakroom.

West End Avenue is an attractive tree-lined road in a convenient location just off Otley Road, adjoining Harrogate Grammar School and just a short walk from the town centre via the famous Harrogate Stray.





GROUND FLOOR COMMUNAL ENTRANCE

Leads to –

FIRST FLOOR

An entrance to the apartment leads to –

RECEPTION HALL

With stairs leading to the second floor. Stained-glass window to rear.

SECOND FLOOR DINING KITCHEN

With space for dining area and attractive cast-iron fireplace. The kitchen comprises a range of wall and base units including a gas hob with extractor hood above, integrated oven, space and plumbing for washing machine, dishwasher and fridge / freezer. Windows to rear with fitted shutters. (Bosch fridge / freezer and dishwasher to be included in the sale.)



SITTING ROOM

A spacious reception room with oak flooring, fireplace with living-flame gas fire, and window to front with fitted shutters.

BEDROOM 3 / STUDY

A further good-sized room. Window to front with shutters.

CLOAKROOM

With WC and washbasin. Heated towel rail.

THIRD FLOOR

BEDROOM 1

A double bedroom with skylight windows to front and side.

EN-SUITE SHOWER ROOM

Modern white suite comprising a shower and washbasin. Heated towel rail.

BEDROOM 2

A further double bedroom. Window to rear with fitted shutters.

BATHROOM

Modern white suite comprising WC, washbasin set within a vanity unit, bath and shower. Skylight window and tiled floor. Heated towel rail.

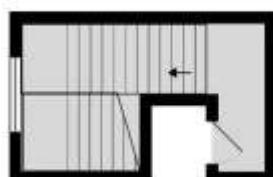
AGENT'S NOTE

The apartment has the advantage of uPVC double glazing and secondary glazing throughout, a modern boiler with internet-controlled heating and hot water.

Tenure - Leasehold

Council Tax Band - B





Entrance Floor



2nd Floor



3rd Floor

Total Area: 120.5 m² ... 1297 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk