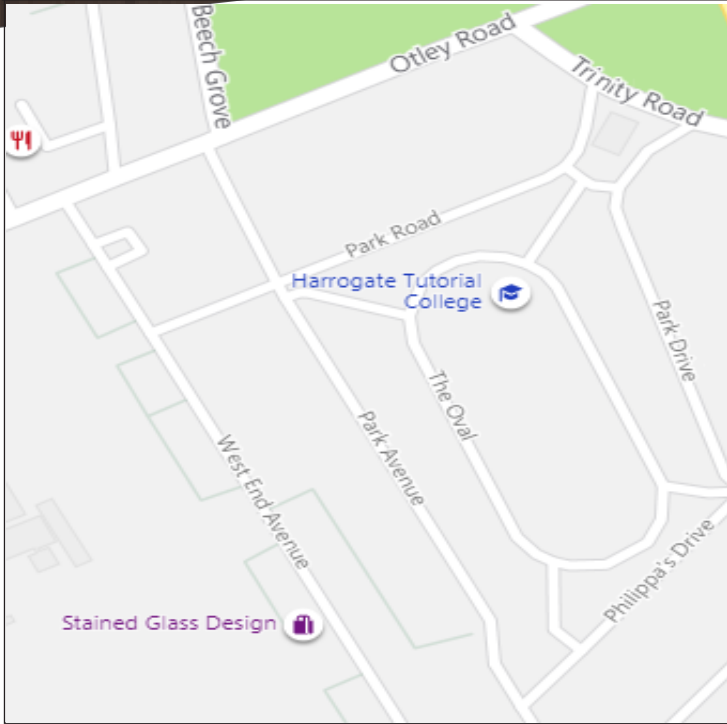
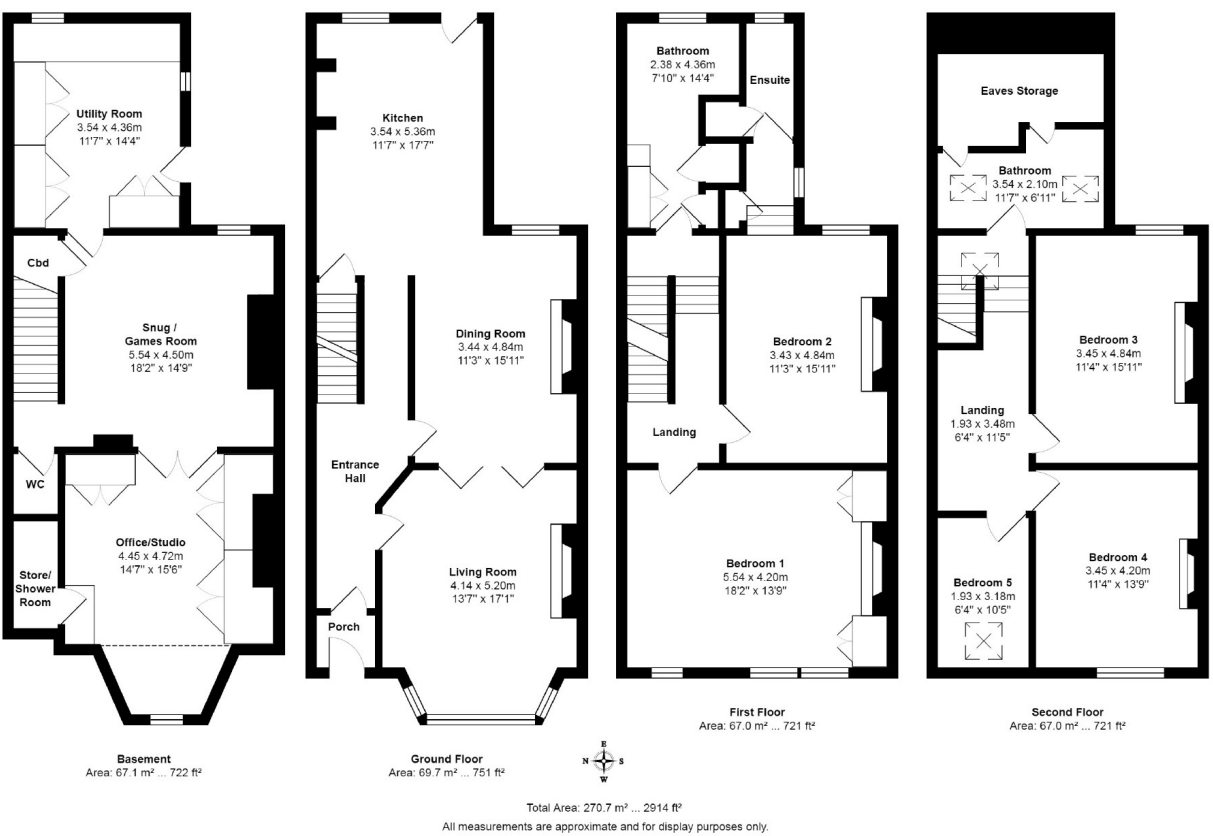


57 WEST END AVENUE, HARROGATE, NORTH
YORKSHIRE

£820,000



Time to get to know the area

The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars.

How to get there

From the Prince of Wales roundabout follow the B6162 Otley Road taking the third left into West End Avenue where the house can be found on the left hand side.

Bus 3 minutes walk	Main Roads A1M 7.7 miles	Train Harrogate 0.9 of a mile	Airport Leeds Bradford 11.3

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Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX
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57 West End Avenue
Harrogate
HG2 9BX

An amazing 5 bedroom Victorian town house revealing tastefully presented interiors over four floors situated along a sought after tree lined road close to Harrogate Grammar School.

With sash windows and gas fired central heating the property comprises in brief. Entrance porch. Reception hall, bay fronted sitting room with a marble fireplace, recessed stove and fitted units to the chimney breast. High ceiling cornice and stripped wooden floors. Folding doors to the dining room with a feature fireplace and picture rail. Stripped wooden floors. Opening to the living kitchen, central island with white marble work surfaces and integrated appliances. Recessed range cooker and Belfast sink. Stripped wooden floors. Access door leading down to the cellar conversion. Hall area, front study/studio area with shower room off. Games room/snug and a wc. Storage cupboard under stairs and a fully equipped utility room. There is an access door to the rear of the property this floor could be re-modelled to create a separate 1 bedroom flat if so desired. First floor landing, impressive bedroom one with wardrobes and a feature



3	5	3

marble fireplace. Bedroom two with an en-suite shower room and a house bathroom with airing and storage cupboards. Second floor landing, three further bedrooms and a house bathroom with eaves storage.

Outside there is a front neat forecourt. Enclosed rear courtyard garden ideal for garden furniture.

West End Avenue is a highly sought after tree lined road close to Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The house backs onto the Harrogate Grammar School playing fields. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	All mains services are connected to the property.	Harrogate Borough Council Band F	Freehold	E