



VERITY
FREARSON

6 WESTBOURNE AVENUE, HARROGATE, HG2 9BD

£730,000

6 WESTBOURNE AVENUE,

Harrogate, HG2 9BD

An impressive three-bedroom semi-detached house situated on an attractive and fashionable tree-lined avenue in a peaceful, quiet location.

This superb home offers well-appointed accommodation with wide easy-to-climb stairs, particularly good-sized room proportions, together with mature gardens.

Westbourne Avenue is well placed to the south side of Harrogate, on the edge of the Oval Gardens, within walking distance of the famous Harrogate Stray, town centre and excellent schools. An internal viewing is strongly recommended to appreciate this exceptional home. Potential to extend.

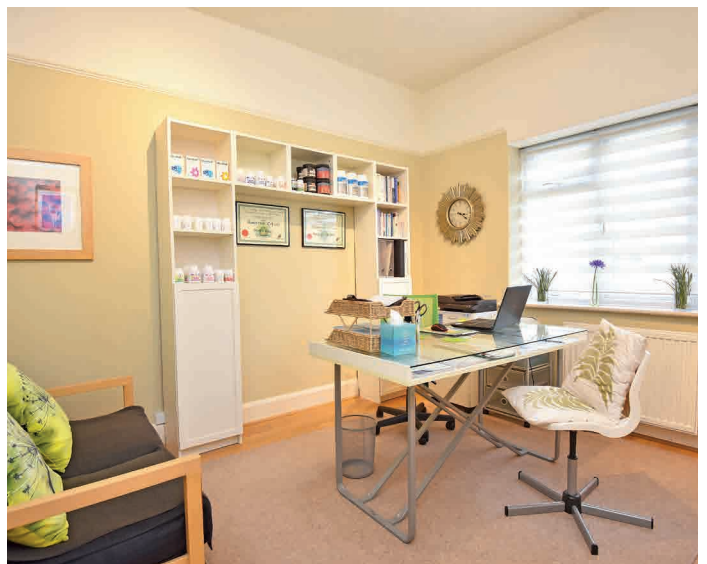


2 / 3 Reception Rooms · Kitchen · Cloakroom

3 / 4 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Rear Garden · Opportunity To Extend







ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With original front door and stained-glass window. Leads to -

ENTRANCE HALL

A delightful entrance hall with wood flooring and stairs leading to the first floor.

CLOAKROOM

With low-flush WC and washbasin.

LIVING ROOM

With bay window to front and further window to side. Wood flooring.

DINING ROOM

Glass doors lead to the rear garden. Wood flooring.

OFFICE / BEDROOM 4

Window to side and wood flooring.

KITCHEN

Having a range of matching wall and base units and work surfaces with inset sink. Range cooker, plumbing for washing machine and dishwasher. Windows to rear and side, wood flooring. Door leading to the rear garden.

FIRST FLOOR

HALF LANDING

LANDING

A generous landing with stained-glass window to front and built-on cupboard.

BEDROOM 1

Bay window to front and wood flooring.

BEDROOM 2

Window to rear and wood flooring.

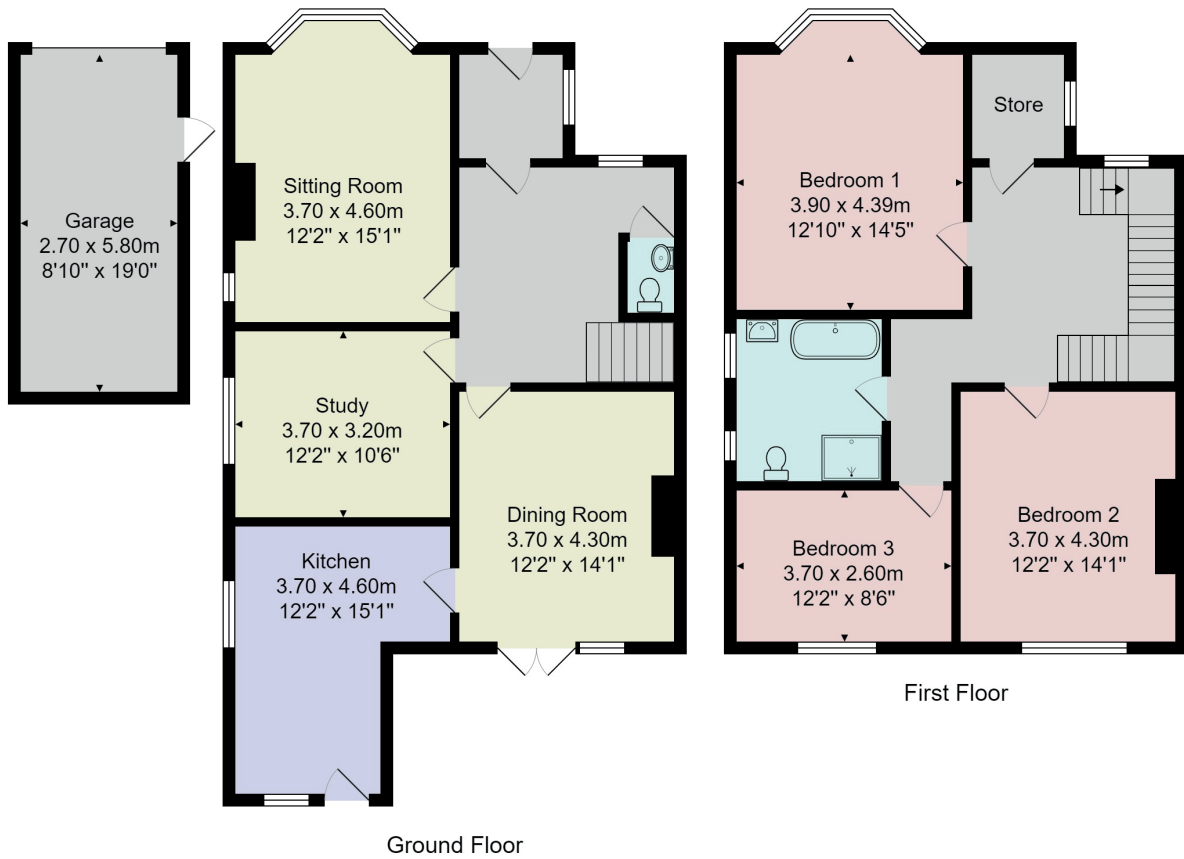
BEDROOM 3

Window to rear and wood flooring.

BATHROOM

A stylish bathroom with white three-piece suite comprising bath, washbasin, low-flush WC and corner walk in shower cubicle. Heated towel rail, windows to side and modern tiling. Under-floor heating.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 169.6 m² ... 1825 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway leads to a single garage. A very private, mature and attractive garden with seating, shaped lawn and planted borders.

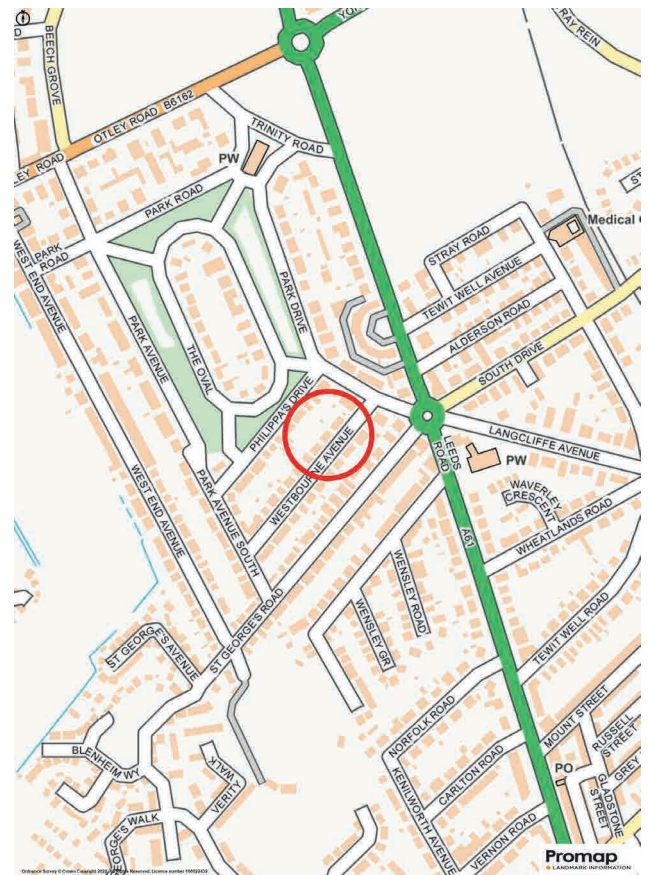
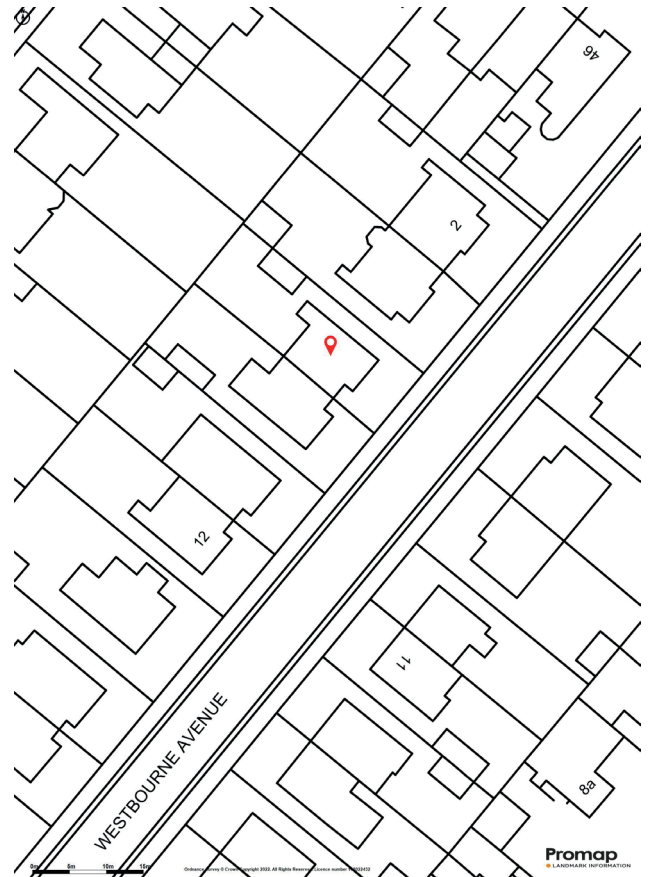
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	58	77
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk