



VERITY  
FREARSON

79 WEST END AVENUE, HARROGATE, HG2 9BX

OFFERS OVER £800,000

# 79 WEST END AVENUE,

*Harrogate, HG2 9BX*

**A stunning 4 bedroom town house offering very stylish and well appointed accommodation.**

This superb family home enjoys an attractive position on one of the most prestigious and quiet tree lined streets in Harrogate whilst being within easy walking distance of Cold Bath Road, the town centre and excellent schools, including the only outstanding rated primary school and grammar school in Harrogate.

The accommodation has been modernised and redecorated by the current owners to a move in standard and an internal viewing is strongly recommended to appreciate the overall gravity and scale of this delightful property.



2 Reception Rooms · Stylish Breakfast Kitchen

4 Double Bedrooms · House Bathroom and Shower Room

Lower Ground Floor Utility and Store Room · Landscaped Courtyard Gardens







## ACCOMMODATION

A welcoming entrance hall leads to both reception rooms and staircase to the upper levels.

An elegant living room with feature bay window, book shelving and log burner. The good sized dining room is an ideal entertaining space which opens through to the superbly appointed kitchen.

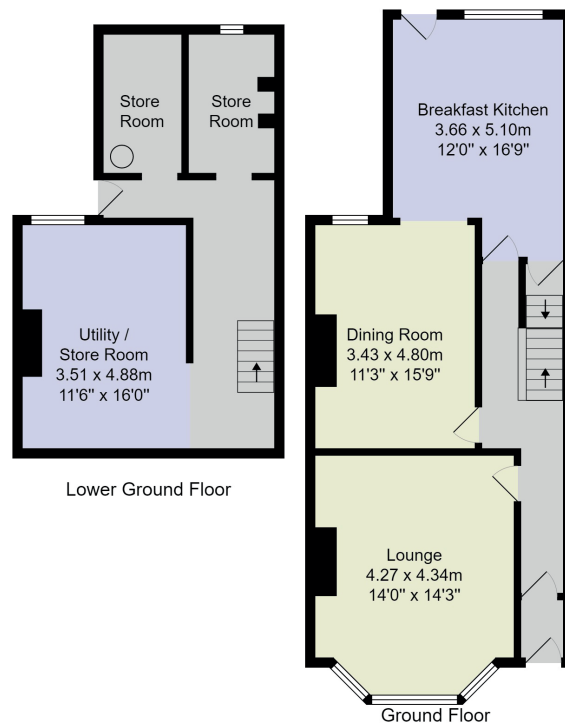
The superb newly fitted breakfast kitchen features extensive range of painted wall and base units, Aga, central island with seating, integrated appliances, with window and door to rears.

A range of lower ground floor rooms provide excellent utility and storage. This space offers excellent potential to create additional living accommodation.

Stunning master bedroom with attractive bay window and built in wardrobes. There is a further double room to the first floor along with a half landing which leads to a stylish house bathroom. The bath features roll top bath, wash basin with free standing vanity unit, walk in shower, low flush WC and marble tiling. There is also a separate WC next to the main bathroom.

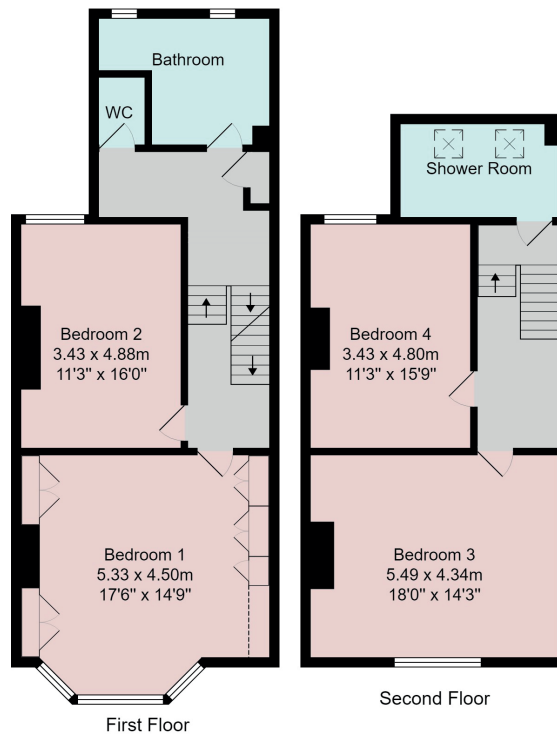
To the second floor, there are 2 further excellent double rooms and shower room with floor to ceiling tiling, walk in shower, low flush WC and wash basin.

# FLOOR PLAN



Total Area: 233.6 m<sup>2</sup> ... 2515 ft<sup>2</sup>

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.  
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### Outside

A particular feature to the house are the private courtyard style gardens to the rear.

### Services

All mains services connected.

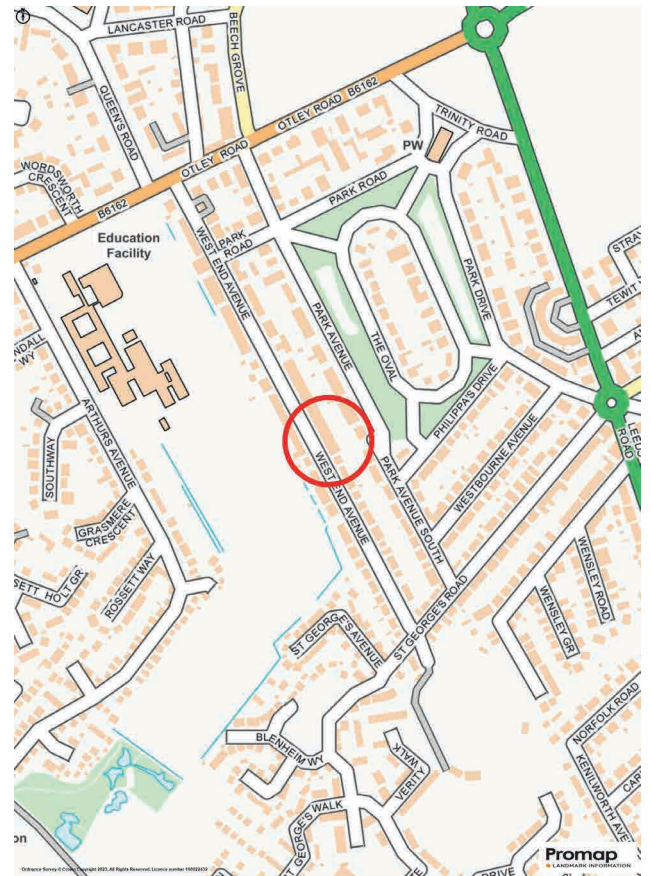
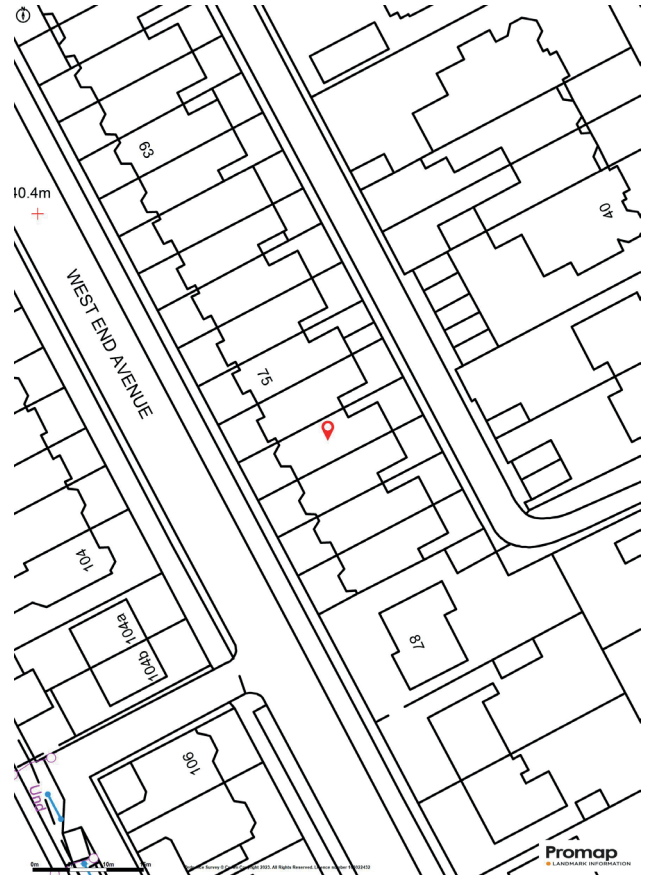
### Tenure

Freehold

### Council Tax Band - E

### Agent's Note

West End Avenue is one of the only roads in Harrogate that is always in the catchment area for the only two Outstanding-rated schools in Harrogate (Western Primary School and Harrogate Grammar School). The deadlines for applications for 2024 for both of those schools closes towards the end of 2023.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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