



24 West Lea Avenue, Harrogate, North Yorkshire, HG2 0AT

£375,000

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An impressive four-bedroom town house situated in a very popular and convenient residential position on Harlow Hill, just off Otley Road.

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This superb home offers generous accommodation arranged over three levels, with four double bedrooms and attractive southwest-facing rear gardens. Whilst offering well maintained and spacious accommodation, the house is in need of some improvement in areas, but is priced accordingly. The accommodation benefits from gas central heating and uPVC double glazing.

West Lea Avenue is well placed to the south side of Harrogate, close to a popular local shopping parade, excellent schools, Valley Gardens and Pinewoods.







## **GROUND FLOOR**

### **ATTRACTIVE LOUNGE**

Bay window to the front, open fire and double doors leading to:

### **DINING ROOM**

Window to rear, open fire, under-stairs cupboard and built-in cupboard.

### **KITCHEN**

Range of modern white wall and base units and built in appliances. Window to side and double French doors to rear garden.

### **BEDROOM 1**

A particularly good-sized room with windows to front.

### **BEDROOM 2**

Window to rear.

## **FIRST FLOOR**

### **HALF LANDING**

### **SUPERB HOUSE BATHROOM**

White suite incorporating roll-top bath, separate shower cubicle, washbasin, low-flush WC and heated towel rail.

## **SECOND FLOOR**

### **HALF LANDING / EAVES STORAGE**

(Some clients have developed and extended this area to create a second bathroom, subject to the usual consents).

### **LANDING / POTENTIAL STUDY AREA**

Velux window.

### **BEDROOM 3**

Window to front. Wardrobe.

### **BEDROOM 4**

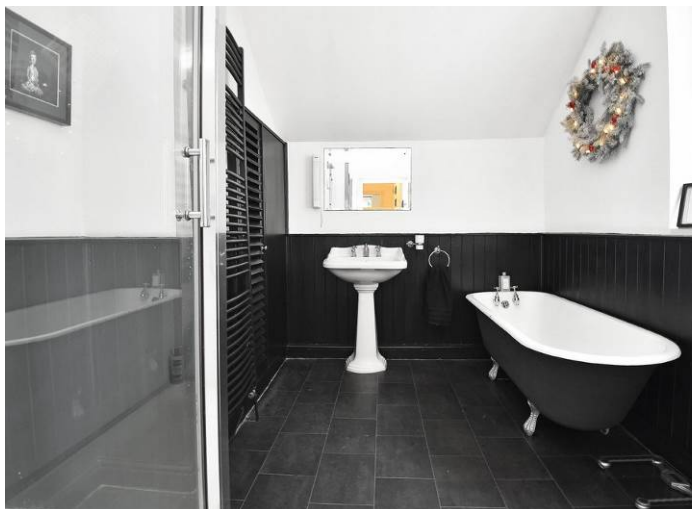
Velux window. Wardrobe.

## **OUTSIDE**

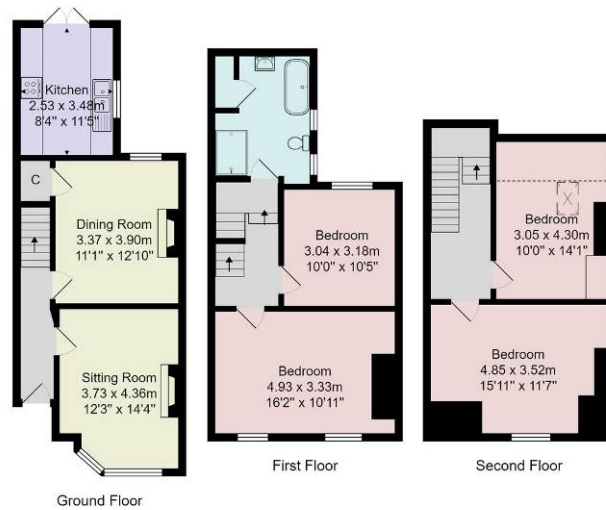
Attractive and private split level southwest-facing rear gardens.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 124.6 m<sup>2</sup> ... 1341 ft<sup>2</sup>

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

