

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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

£365,000

Offers In Region Of

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

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

This superb home offers generous accommodation arranged over three levels, with four double bedrooms and attractive southwest-facing rear gardens. 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.

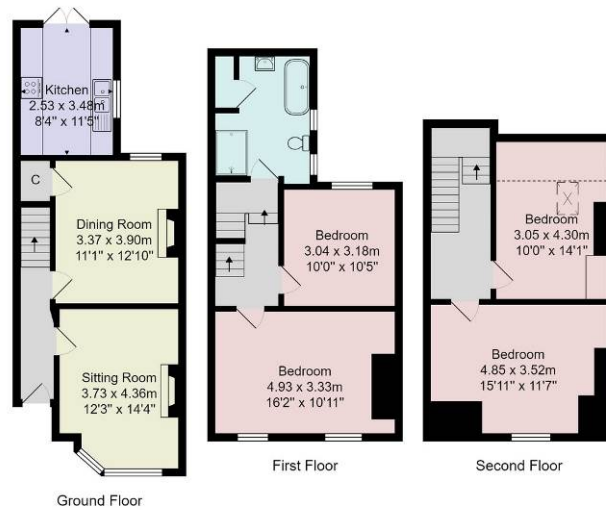
OUTSIDE

Attractive and private split level southwest-facing rear gardens.

Tenure - Freehold

Council Tax Band - C





Total Area: 124.6 m² ... 1341 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.

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