

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



Flat 1, 53 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

£350,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 1, 53 West End Avenue, Harrogate, HG2 9BX

A beautifully presented and spacious three-bedroom duplex apartment, situated in this prime, Harrogate location within easy, walking distance of the town centre and the famous Harrogate Stray.

This impressive apartment provides spacious accommodation over the ground and lower ground floor of this attractive period property and has a private rear courtyard garden. The accommodation comprises two large reception rooms, together with a stylish kitchen and modern bathroom. There are three large double bedrooms and fitted storage. The property is presented to a high standard and retains many original period features.

West End Avenue is a popular tree-lined road, close to the town centre, the Stray, and the Valley Gardens, and is within catchment of popular primary and secondary schools, including the Harrogate Grammar School.





GROUND FLOOR

SITTING ROOM

An impressive reception room with bay window to front with fitted shutters and an attractive fireplace with open fire.

DINING ROOM

A further good-sized reception room with wood-burning stove.

KITCHEN

A stylish modern fitted kitchen with a range of wall and base units and oak worktops. Gas hob, double oven, and space for appliances.



BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Tiled walls and floor and heated towel rail.

LOWER GROUND FLOOR

BEDROOMS

There are three very good-sized double bedrooms with fitted wardrobes.

STORAGE

There is useful storage space accessed from the hallway on the lower ground floor.

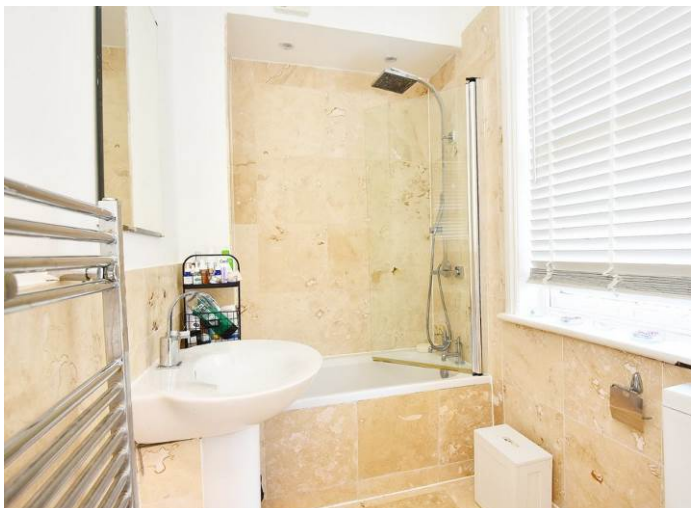
OUTSIDE

The property has direct access to a private garden which provides an attractive outdoor sitting area and entertaining space.



Tenure - Leasehold

Council Tax Band - B





Lower Ground Floor



Ground Floor

Total Area: 135.2 m² ... 1455 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. Copyright 2017 Ac2

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
All energy efficient - higher running costs			
England & Wales		79	69
EU Directive 2002/91/EC			
www.epc4u.com			