

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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

£425,000

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THE HOME OF PROPERTY
• SINCE •
1921

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

A beautifully presented three-storey period town house with four double bedrooms and attractive 40 feet-long southwest-facing garden and garage, situated in this quiet residential area on a peaceful no-through road, well served by excellent local amenities and schools.

This super property provides spacious accommodation over three storeys and comprises two reception rooms including a dining room opening into a stylish fitted kitchen, four double bedrooms and modern house bathroom. There is a forecourt garden to the front, together with an enclosed southwest-facing, sunny garden to the rear, which provides an excellent outdoor entertaining space, and a single garage.

The property is situated in this most convenient location close to Harrogate town centre yet on the edge of attractive countryside and is well served by excellent local amenities including popular primary and secondary schools and has easy access to the Pinewoods and the Valley Gardens.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to front. Attractive fireplace.

DINING ROOM

A further reception room with under stairs, cupboard and cast-iron fire with living-flame gas fire.

KITCHEN

A modern fitted kitchen with a range of wall and base units with oak worktops and breakfast bar. Gas hob, double oven, integrated dishwasher and space for appliances. Window to rear and external door to side.



FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted floor-to-ceiling wardrobes, providing useful storage.

BEDROOM 2

A double bedroom with fitted floor-to-ceiling wardrobes, providing useful storage.

BATHROOM

A white modern suite comprising WC, washbasin, bath and large walk-in shower. Tiled walls and floor.



SECOND FLOOR

BEDROOM 3

A large double bedroom with window to front. Access to eaves storage space.

BEDROOM 4

A further double bedroom with skylight windows.

OUTSIDE

There is a forecourt garden to the front and to the rear there is an attractive, enclosed sunny southwest-facing garden with patio and paved outdoor entertaining space. There is access via the rear lane to a detached single garage, with power. Double gates at the rear could provide off-street parking.



Tenure - Freehold

Council Tax Band - C



Total Area: 136.1 m² ... 1465 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.
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