



LANGCLIFFE AVENUE, HARROGATE HG2

NORTH
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An exquisite family home boasting one of the largest plots in central Harrogate.

4 Langcliffe Avenue is an impressive Edwardian family home, boasting an abundance of charm and character throughout, with high ceilings, original period features and a phenomenal south facing garden - perfectly placed in the heart of Harrogate.

The property offers bright and versatile accommodation over three floors, plus useful cellar, with stylish interior décor and high-quality contemporary fixtures and fittings throughout. Along with beautifully proportioned rooms, a private landscaped front and rear garden, a block paved driveway and garage.

Occupying a prominent position on one of Harrogate's most popular tree lined avenues and within level walking distance of Harrogate's famous Stray, the town centre, excellent local shops, transport links and Hornbeam railway station – giving easy access to Leeds and York.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band F

EPC
C



Property Description

With its spacious interiors, beautiful features, and significant development potential, this property is perfect for somebody seeking a home that caters to both their current needs and future possibilities.

In brief the property comprises, entrance vestibule through to a welcoming hallway with tiled flooring, original stain glass window, w/c and storage.

To the right of the hallway is a dining room with original Edwardian fire surround, ornate ceiling and large bay window with views to the front elevation.

To the rear of the ground floor is a large sitting room with solid wood flooring, feature fireplace and french doors lead out to a perfectly placed patio with the fantastic and sizeable garden beyond.

Completing the downstairs layout is an impressive open plan dining kitchen with bespoke shaker style kitchen designed by Aberford interiors, slate flooring by Fired Earth, central island unit, AGA, bespoke Australian wine rack, plenty of room for a large dining table and views over the garden.

Accessed off the hallway is a useful cellar/ utility and a perfect space for additional storage.

To the first floor is a superb principal bedroom with large bay window to the front elevation, feature fireplace and luxurious en suite bathroom with sanitary wear from William Holland. Two further double bedrooms, both are serviced by a generous and stylish family bathroom with tiles from Fired Earth and again with sanitary wear from Willam Holland. Stairs from the landing lead to two further double bedrooms, one benefits from access to the eaves for storage and both bedrooms are serviced by an additional house bathroom.





Outside

A block paved driveway provides parking for numerous cars and access into the garage/ store. The planted borders and mature hedging offer privacy and fantastic kerb appeal to the front of the house.

To the rear of the property and boasting one of Harrogate town centres largest plots is a privately enclosed south facing garden, again with well stocked planted borders and mature hedging – providing a high degree of privacy. Perfectly placed seating areas are positioned within the grounds, allowing you to follow the sun throughout the day. The garden also benefits from direct access to Waverley Crescent.

This fantastic garden is a great space to entertain and enjoy with family and friends.

Location (HG2 8JQ)

Langcliffe Avenue is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Services

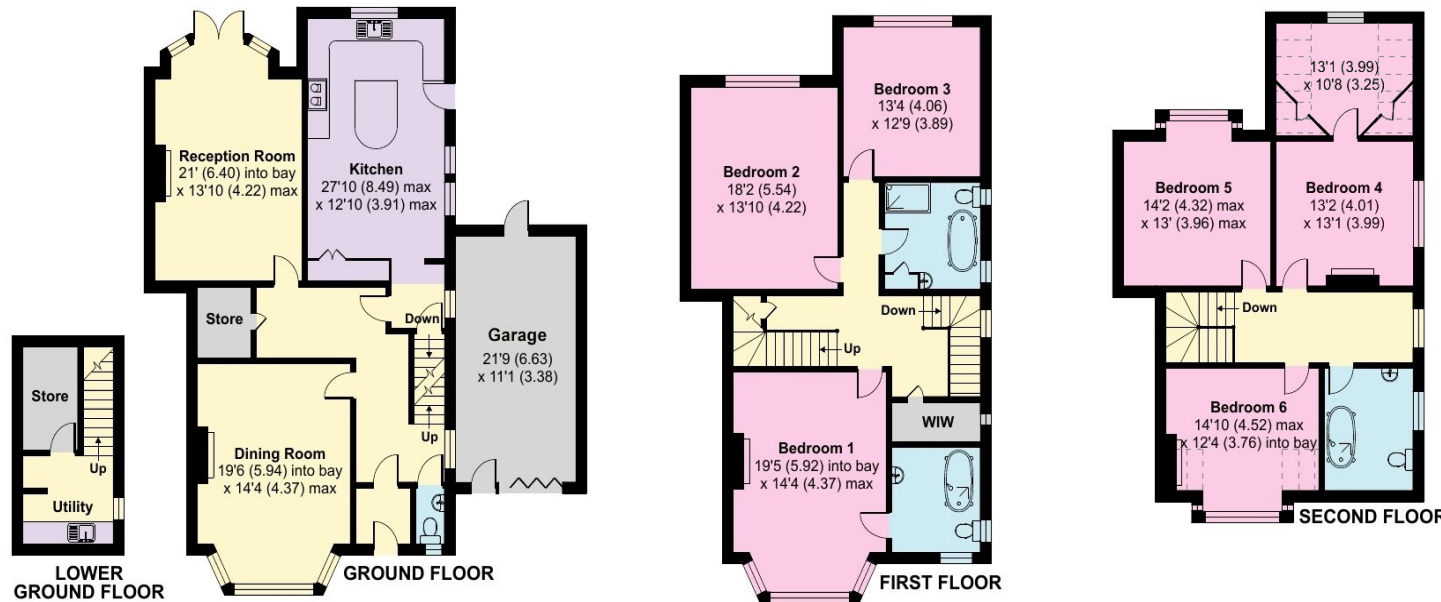
We are advised, all mains services are connected the property. Gas fired central heating.



Langcliffe Avenue, Harrogate, HG2

Approximate Area = 3267 sq ft / 303.5 sq m
 Limited Use Area(s) = 90 sq ft / 8.4 sq m
 Outbuilding = 247 sq ft / 22.9 sq m
 Total = 3604 sq ft / 334.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1132935

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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