



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

£439,950

Guide Price

## 18 West Lea Avenue, Harrogate, North Yorkshire, HG2 0AT

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A spacious and well-presented three-storey town house with four double bedrooms and attractive garden, situated in this quiet residential area on a peaceful no-through road, well served by excellent local amenities and schools.

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This super property has been extended to provide spacious accommodation over three storeys and comprises two reception rooms, a downstairs WC and an extended modern kitchen, four double bedrooms and house bathroom. There is an attractive forecourt garden to the front, together with an attractive and good-sized rear garden.

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**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with feature fireplace and living-flame gas fire. Open plan to the dining room.

### **DINING ROOM**

A further reception room providing a dining area.

### **CLOAKROOM**

With WC and washbasin.

### **KITCHEN**

With a range of stylish wall and base units with worktop and breakfast bar. Induction hob, integrated double oven, integrated dishwasher, washing machine and fridge / freezer.



## **FIRST FLOOR**

### **BEDROOMS**

There are two double bedrooms on the first floor.

### **BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, bath and large shower.



## **SECOND FLOOR**

### **BEDROOMS**

There are two further good-sized bedrooms on the second floor with access to eaves storage.

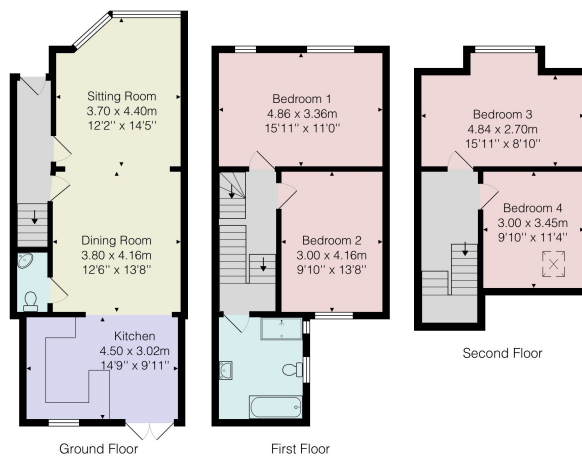
### **OUTSIDE**

The property has the unusual benefit of a good-sized and attractive rear garden with lawn and sitting area enjoying a southwesterly aspect.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 132.3 m<sup>2</sup> ... 1424 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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