



71 WEST END AVENUE, HARROGATE

OFFERS OVER £800,000

NORTH
RESIDENTIAL

A beautiful family home, situated on one of Harrogate's most sought after tree lined avenues.

This fantastic home offers over 2500 sqft of well planned accomodation over four floors and is situated on one of the town's most popular tree lined avenue's in the heart of Harrogate.

Within walking distance of the Stray and town centre as well as catchment for the Harrogate Grammar School and renowned local primary schools – this family home offers a fantastic lifestyle for any potential buyer.



Tenure
Freehold

Local Authority
Harrogate Borough Council

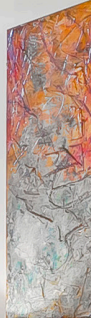
Council Tax Band
Band E

EPC
E Rating





Live * Laugh * Love





Property Description.

Upon entry of this fabulous home is an entrance vestibule leading through into an impressive open plan living dining kitchen, which spans the entire ground floor creating a fantastic entertaining space for family and friends. Offering beautiful oak floors, living area with log burning stove and bay window, dining area and a hand painted shaker kitchen with central island/ breakfast bar, AGA, integrated dishwasher, Belfast sink and space for American style fridge freezer. There is also rear access out to the balcony terrace and garden as well as the lower ground floor.

The lower ground floor has been well converted and comprises a family room, which could also double up as a further bedroom with adjoining ensuite shower room. To the rear of the lower ground floor is a generous utility room with plumbing for washer and dryer. This floor also has it's own entrance, so could be a self contained 'flat' for an older relative or an au pair.

To the first floor is a truly superb master suite offering a generous double bedroom with high quality, bespoke fitted walk through wardrobe, leading into a generous ensuite shower room with his and hers sinks. There is also a modern tiled house bathroom on this floor with his and hers sinks, freestanding bath and walk-in shower/wet room.

To the second floor are two further excellent double bedrooms and a single bedroom - serviced by a top floor shower room with large Velux window and plenty of eaves storage.





Outside

The property is fronted by a gated south west facing courtyard with potted plants and mature greenery/bushes all framed by smart Victorian wrought iron railings.

To the rear of the property is a privately enclosed courtyard with colourful potted plants and raised balcony terrace leading off the kitchen. This space is plenty big enough for a table and chairs and is a real suntrap - the perfect spot for a BBQ and al fresco dining.

Location

West End 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.



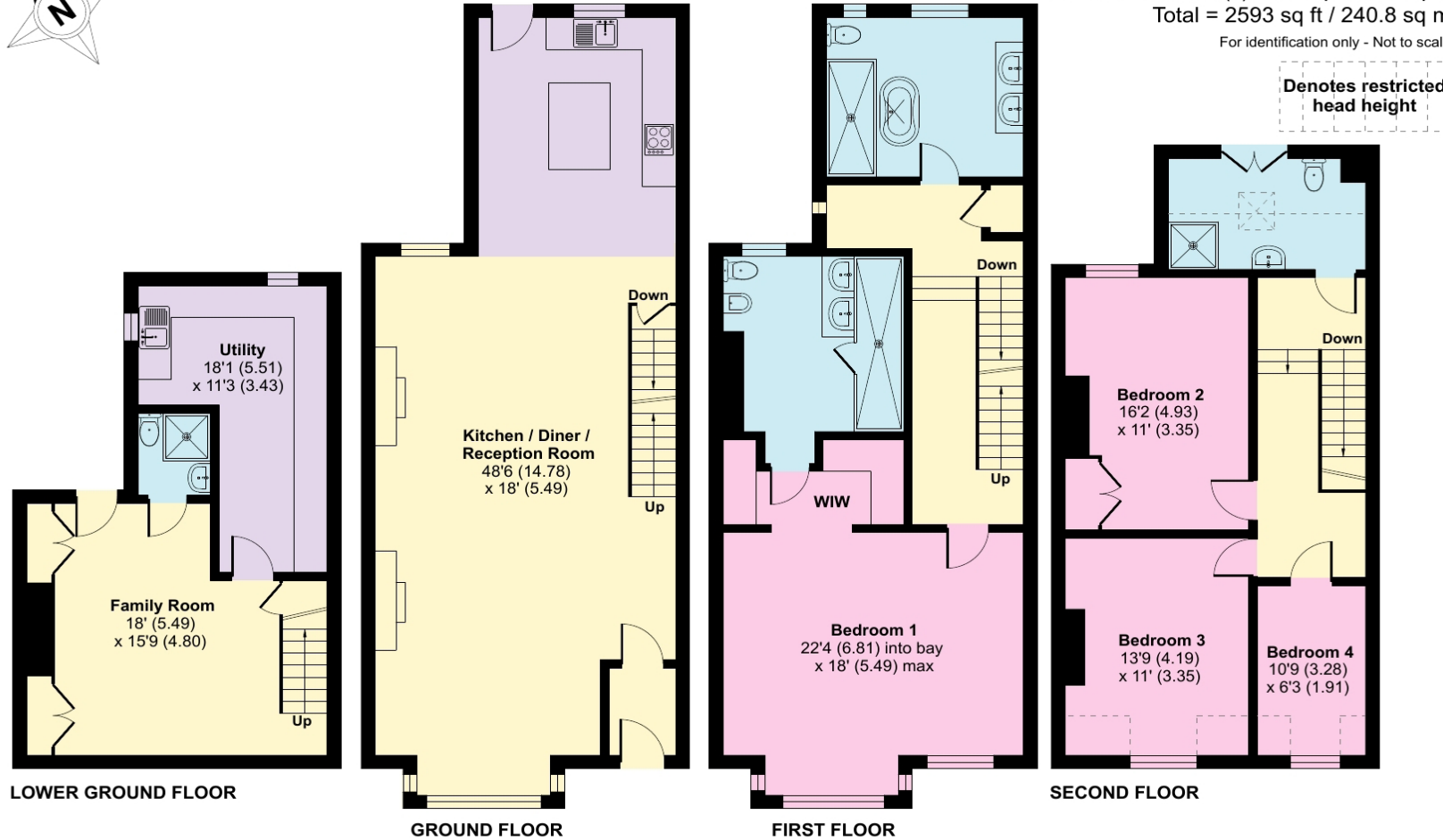
West End Avenue, Harrogate, HG2

Approximate Area = 2524 sq ft / 234.4 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 2593 sq ft / 240.8 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). © nrichcom 2024. Produced for North Residential. REF: 1150620

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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