



Flat 1, 69 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

£375,000

## Flat 1, 69 West End Avenue, Harrogate, North Yorkshire, HG2 9BX

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A beautifully presented two-bedroom ground-floor duplex apartment which has been modernised and refurbished to a high standard by the current owner, with the benefit of a private garden, situated in this desirable south Harrogate location.

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This excellent property provides high-quality and stylish accommodation comprising a large open-plan sitting and dining room with bay window and wood-burning stove, together with a modern fitted kitchen, two large double bedrooms, and modern bathroom. The property has the benefit of a private enclosed courtyard garden at the rear of the building.

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





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING / DINING ROOM**

A stunning large open-plan reception room with sitting and dining areas with bay window and wood-burning stove.

### **KITCHEN**

With a modern, stylish range of fitted units, with quartz worktop and island. Integrated appliances with electric hob, integrated ovens and appliances. A door leads to the private garden.

### **CLOAKROOM**

With WC and washbasin.

## **LOWER GROUND FLOOR**

### **BEDROOM 1**

A large double bedroom with walk-in wardrobe.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

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

### **OUTSIDE**

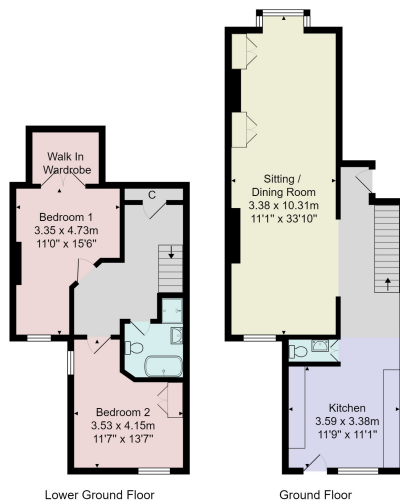
The property has the rare benefit of a private garden to the rear, providing an excellent outdoor paved sitting area and entertaining space with attractive well-stocked planted borders.

### **Tenure**

The property has a long leasehold with an original term of 999 years and the current owner has the freehold of the whole house. Both interests are for disposal.

### **Council Tax Band - C**





Total Area: 103.8 m<sup>2</sup> ... 1118 ft<sup>2</sup>  
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