



VERITY
FREARSON

108 WEST END AVENUE, HARROGATE, HG2 9BT

£875,000

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Harrogate, HG2 9BT

A beautifully presented and spacious five-bedroom period townhouse providing characterful accommodation with parking and courtyard garden, enjoying a delightful outlook overlooking the adjoining school playing fields and situated within this prime Harrogate location.

This most impressive property provides generous accommodation and retains attractive period features of the original building, whilst providing well-presented living space. On the ground floor there is a sitting room and dining room, each with attractive fireplaces and open fires, together with a kitchen, utility room and cloakroom. On the upper floors there are five good-sized bedrooms and two bathrooms. There is a large cellar, currently providing useful storage space but with huge potential for further development subject to obtaining the necessary consents.

To the rear of the property, there is an attractive enclosed garden providing excellent outdoor entertaining space and a driveway provides parking and access to a carport.

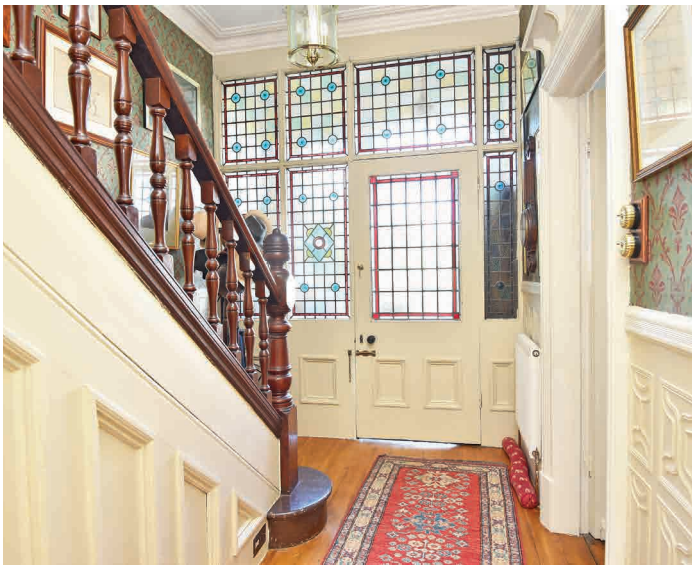


2 Reception Rooms · Kitchen · Utility Room · Cloakroom · Basement

5 Bedrooms · 2 Bathrooms

Off-Road Parking · Carport · Decked Patio Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

DINING ROOM

A spacious reception room with bay window and attractive fireplace with open fire.

SITTING ROOM

A reception room with window overlooking the rear garden and attractive fireplace with multi-fuel stove

KITCHEN

With space for dining table and glazed patio doors leading to the garden. The kitchen comprises a range of fitted units with granite worktops, oven and dishwasher. Gas-fired AGA.

CLOAKROOM

With WC and washbasin. Space and plumbing for washing machine

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

FIRST FLOOR BEDROOM

A large double bedroom with bay window and attractive ornamental feature fireplace.

BEDROOM

A large double bedroom with ornamental feature fireplace and window to the rear with a delightful outlook over the adjoining school playing fields.

BEDROOM

A further good-sized bedroom with ornamental fireplace. Currently used and set up as a dressing room.

BATHROOM

With a white suite comprising washbasin set within a vanity unit, shower and bath. Heated towel rail.

SEPARATE WC

SECOND FLOOR BEDROOM

A double bedroom with fitted wardrobe and ornamental fireplace.

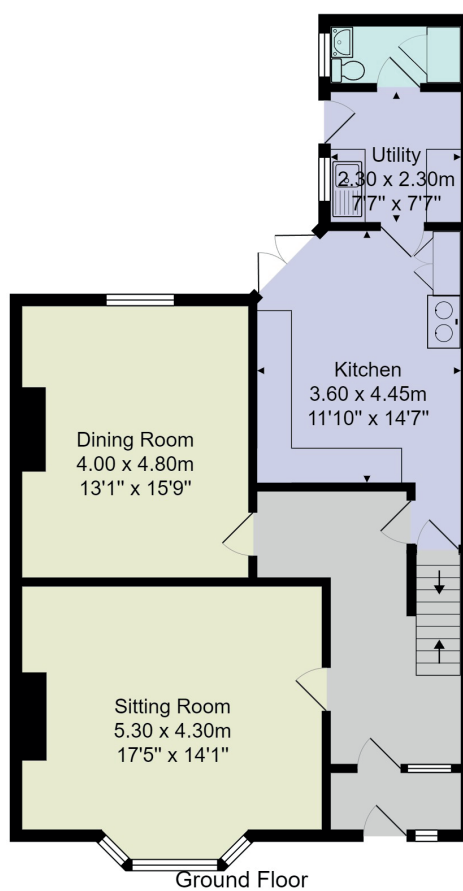
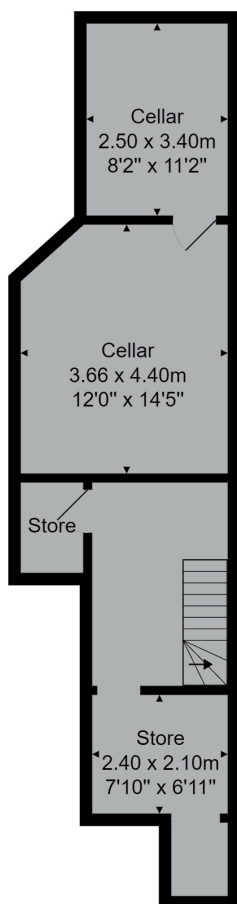
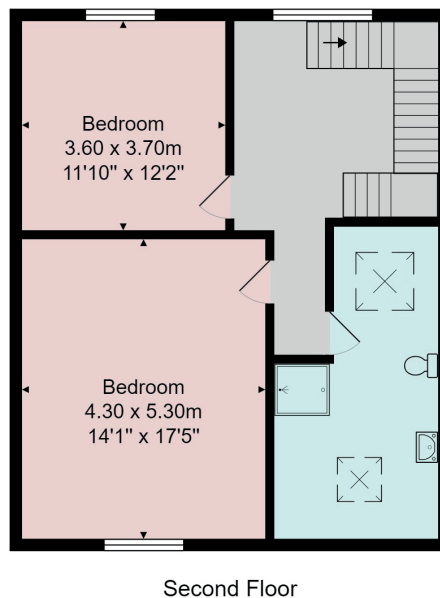
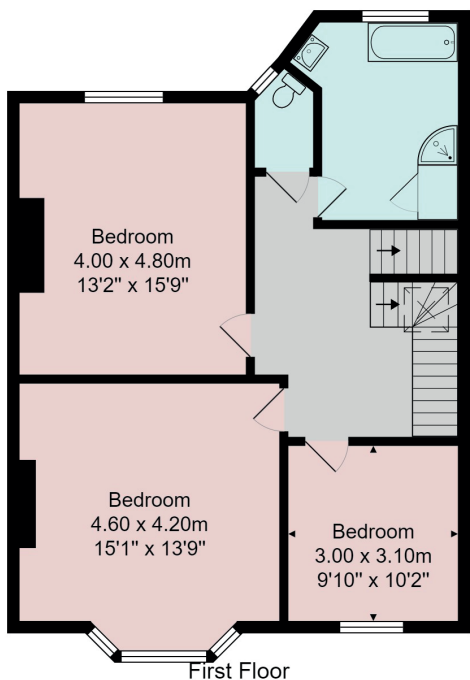
BEDROOM

A double bedroom with ornamental fireplace. Window overlooking school playing fields. The

BATHROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

FLOOR PLAN



Total Area: 271.6 m² ... 2924 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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Outside

Double wooden gates to the rear provide access to the driveway, where there is parking and covered carport. A raised composite decked patio provides an excellent outdoor sitting area and entertaining space. Attractive forecourt garden to front.

Location

West End Avenue is a desirable and sought-after address situated just to the south of Harrogate town centre, within the catchment area of Harrogate's most popular primary and secondary schools, near to shops and just a few minutes' walk from the famous Harrogate Stray and Harrogate town centre.

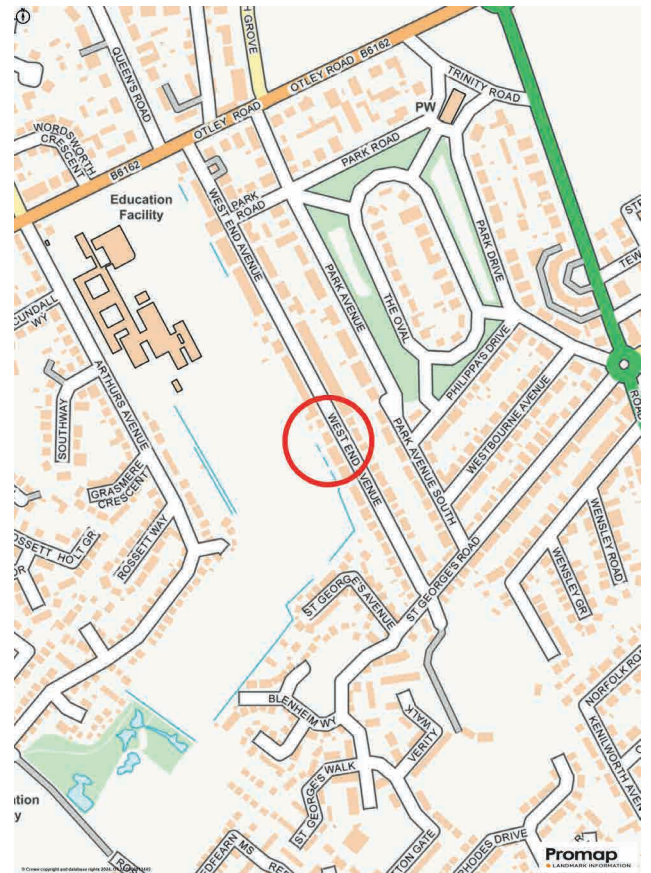
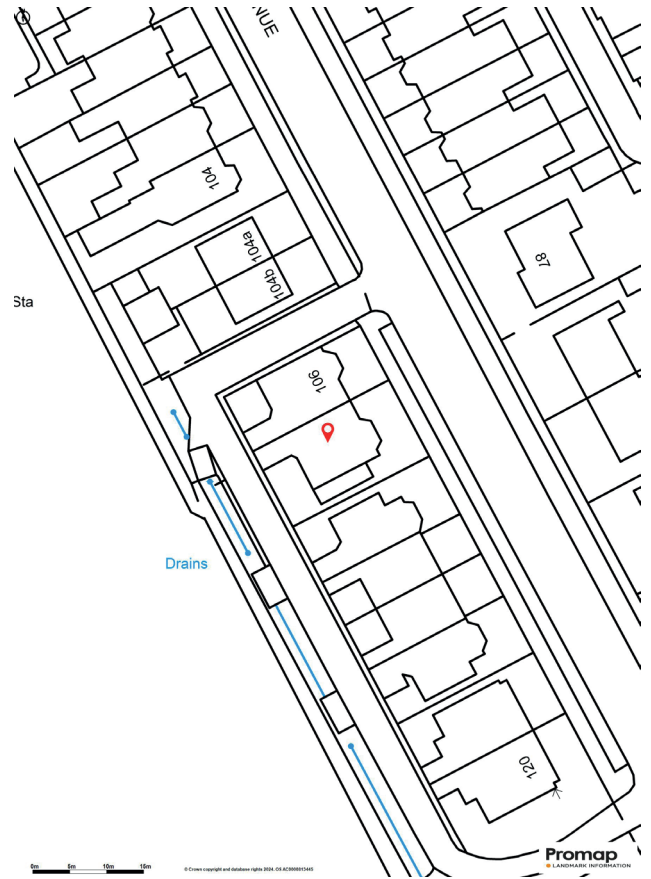
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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