



VERITY
FREARSON

ROSEWOOD, 71 WEST END AVENUE, HARROGATE, HG2 9BX

GUIDE PRICE £800,000

ROSEWOOD, 71 WEST END AVENUE,

Harrogate, HG2 9BX

A spacious and beautifully presented townhouse, appointed to a high standard and situated in this desirable location close to the town centre and popular local schools, including Harrogate Grammar School.

This impressive property provides stylish accommodation with flexible living space comprising a stunning open-plan living area and kitchen on the ground floor with under-floor heating, together with additional living space on the lower ground floor with separate self-contained access from the rear. There is also a useful shower room and a large utility. Upstairs, there is an impressive main bedroom with large dressing area and en-suite, as well as three further bedrooms, bathroom and shower room. There is a forecourt garden together with an enclosed rear garden, providing a sitting space. 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 Stray and town centre.



Open-Plan Living Area and Kitchen · Family Room · Shower Room · Utility Room

4 Bedrooms · En-Suite · Bathroom · Shower Room

Enclosed Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

OPEN-PLAN LIVING AREA AND KITCHEN

A stunning open-plan living area, with oak flooring and kitchen, with Yorkshire stone floor and under-floor heating. Space for sitting and dining areas with attractive fireplaces and wood-burning stove. Bay window to front with fitted shutters. The stylish hand-painted fitted kitchen has a range of units, island and Belfast sink. Gas-fired AGA with original Victorian tiles behind, and integrated dishwasher.

LOWER GROUND FLOOR

The lower ground floor offers a range of potential uses. It could potentially be used as additional living space, office, bedroom or potential self-contained 'flat' for an au pair or dependent relative / teenager.

FAMILY ROOM

A further reception room with a private entrance from the rear. Potential to use as a living space or as an additional bedroom with private entrance.

SHOWER ROOM

With WC, washbasin and shower.

UTILITY

A large utility space or additional kitchen with fitted units and plumbing for washing machine.

FIRST FLOOR BEDROOM 1

A very large and impressive master suite with bay window, dressing area and fitted wardrobes.

EN-SUITE SHOWER ROOM

A high-quality modern suite with WC, bidet, twin basins, and spacious steam room shower with tiled seating. Tiled walls and floor. Heated towel rail.

BATHROOM

A white suite comprising WC, twin washbasins set atop a vanity unit, free-standing bath, and a large walk-in shower. Tiled walls and floor. Heated towel rail.

SECOND FLOOR BEDROOM 2

A double bedroom with ornamental fireplace and fitted wardrobes.

BEDROOM 3

A double bedroom.

BEDROOM 4

A further good-sized bedroom.

SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail. Tiled floor. Access to eaves storage space.

FLOOR PLAN



Total Area: 234.0 m² ... 2519 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

Attractive forecourt garden to front. To the rear there is a small, peaceful backyard, with mature plants and easy access from both the kitchen and the basement. Enclosed storage space under the stairs in the back yard.

Agent's Note

The basement has potential for further conversion.

Sprinkler system installed.

House is alarmed.

The property has original single-glazed sash windows throughout.

There is a modern gas central heating system with radiators and under-floor heating on the ground floor.

Period features including corning, high ceilings and feature fireplaces.

All the bathroom stone is Lapidia bought - you can see fossils in the bathroom stone in the en-suite.

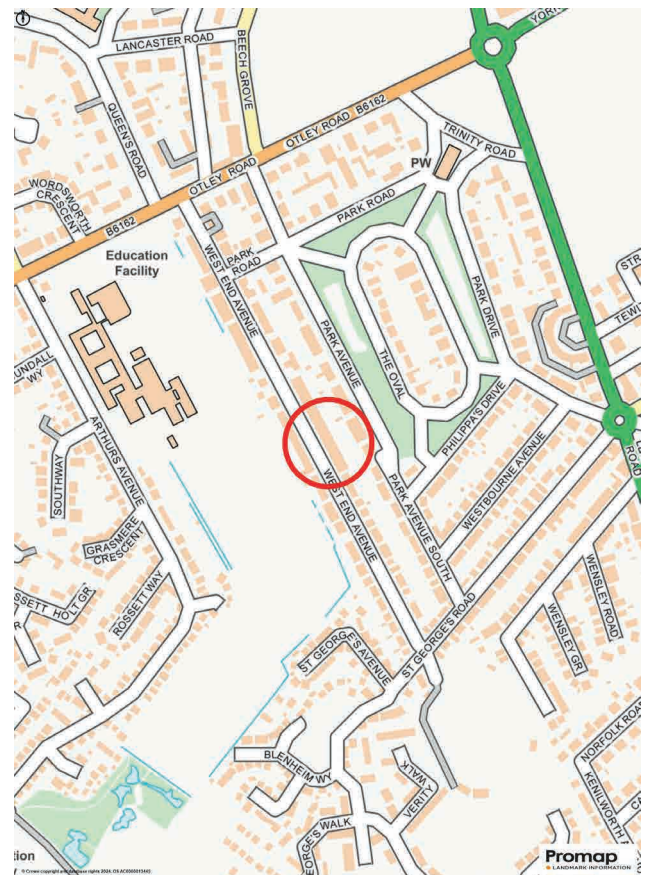
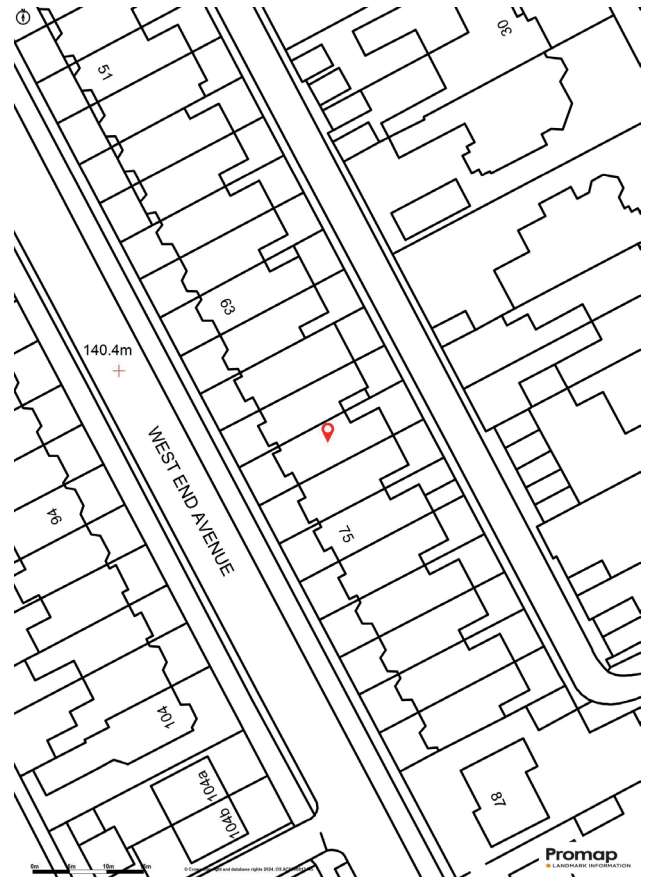
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		52
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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