



VERITY
FREARSON

27 WEST END AVENUE, HARROGATE, HG2 9BX

GUIDE PRICE £800,000

27 WEST END AVENUE,

Harrogate, HG2 9BX

A beautifully presented period town house offering generous and flexible accommodation over four levels, with the advantage of an attractive outside space and large integral garage.

This super end-of-terrace property is appointed to a high standard, with five good-sized bedrooms, two house bathrooms plus en-suite bathroom off the master bedroom. On the ground floor there is an impressive open-plan sitting room and dining room, together with a dining kitchen and access onto a balcony. On the lower ground floor there is a further living space as well as a large utility room and access to the integral garage.

West End Avenue is a desirable tree-lined road on the south side of Harrogate, within easy walking distance of the Stray and Harrogate town centre, as well as being close to excellent primary and secondary schools, including the Harrogate Grammar School. West End Avenue also benefits from the use of the Oval Gardens. Offered for sale with no onward chain.



3 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Integral Garage · Private Courtyard Garden · Balcony







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Central heating radiator and tiled floor.

SITTING ROOM

A spacious reception room with high ceilings and bay window to front with wooden shutters. Attractive marble fireplace with living-flame gas fire.

DINING ROOM

Window to rear, fitted shelving and cupboard, central heating radiator and attractive marble fireplace with open grate.

DINING KITCHEN

Range of wall and base units and work surfaces having inset Belfast sink. Point for range cooker with extractor hood above. Integrated dishwasher and space for fridge / freezer. Windows to rear and side. Tiled floor and central heating radiator. Space for a dining table and door leading to balcony.

LOWER GROUND FLOOR FAMILY ROOM

A further reception room with glazed doors leading to the rear courtyard garden. Central heating radiator and tiled floor.

CLOAKROOM

With low-flush WC and washbasin.

UTILITY ROOM

A large utility room providing useful storage and plumbing for washing machine.

FIRST FLOOR MASTER BEDROOM

A spacious master suite with windows to front, central heating radiator and dressing area with fitted wardrobes.

EN-SUITE SHOWER ROOM

A newly fitted suite comprising Low-flush WC, washbasin and shower.

BEDROOM 2

A good-sized double bedroom with window to rear and central heating radiator.

BATHROOM

White suite comprising low-flush WC, washbasin and bath. Heated towel rail, fitted cupboards, window to rear and tiled floor.

SECOND FLOOR BEDROOM 3

Window to front and central heating radiator.

BEDROOM 4

Window to rear and central heating radiator.

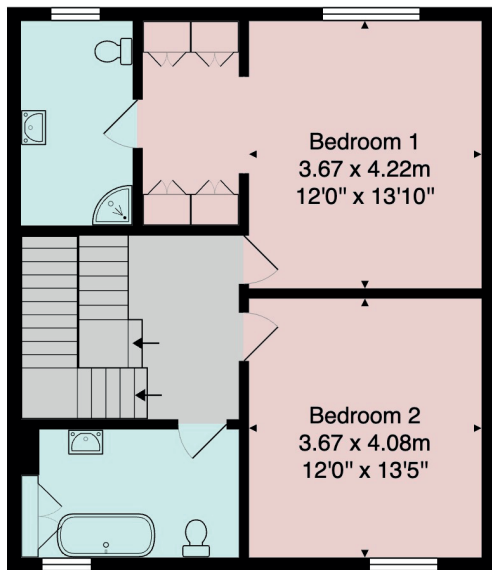
BEDROOM 5

Window to front and central heating radiator. (currently used as an office)

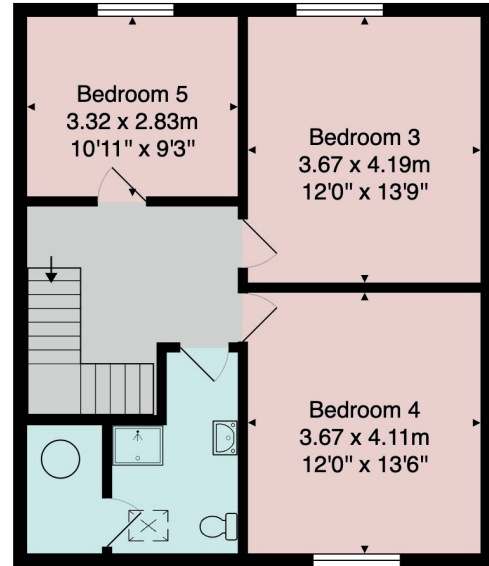
SHOWER ROOM

A high-quality modern suite comprising Low-flush WC, washbasin and shower cubicle. Heated towel rail, skylight window and tiled floor and access to spacious airing cupboard.

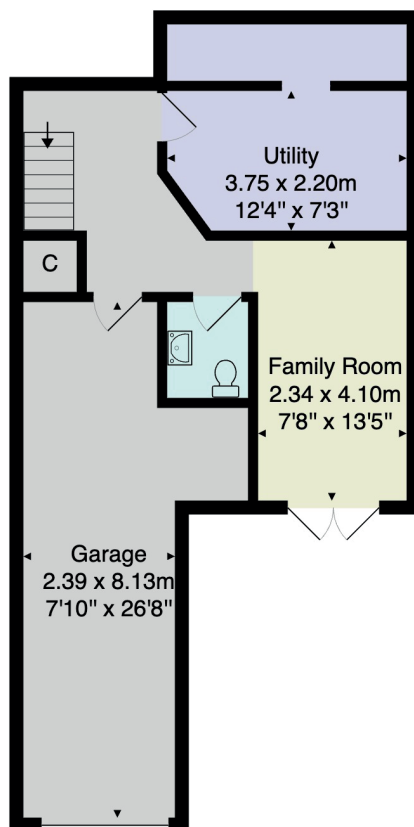
FLOOR PLAN



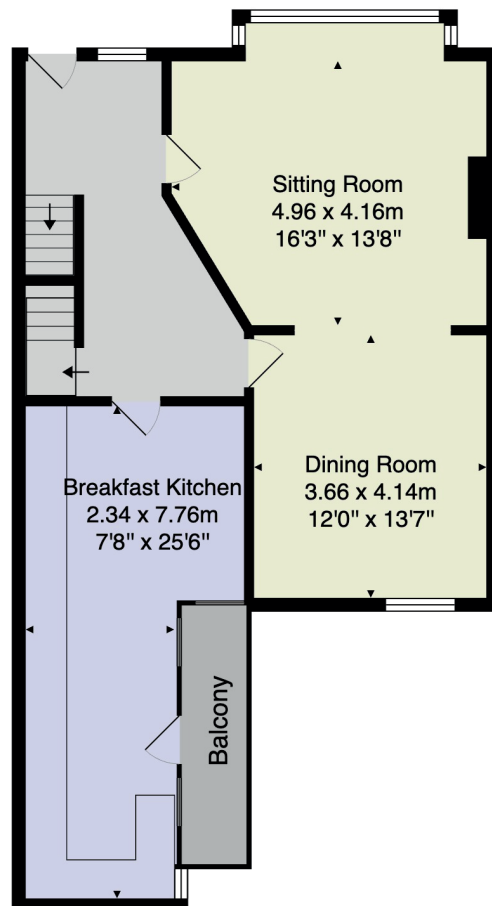
First Floor



Second Floor



Lower Ground Floor



Ground Floor

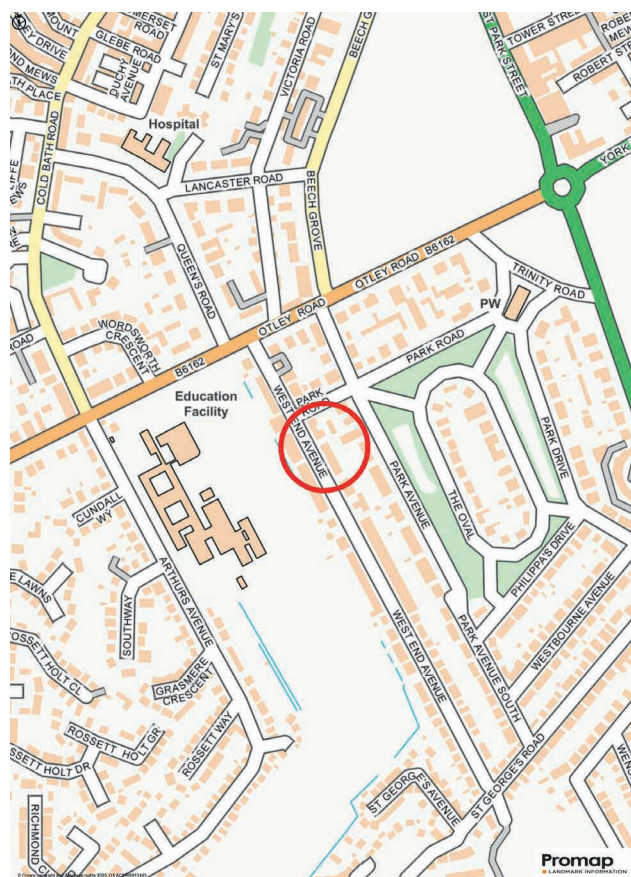
Total Area: 251.4 m² ... 2706 ft²

All measurements are approximate and for display purposes only.
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Attractive lawned garden to front with well-stocked borders. To the rear there is an enclosed walls courtyard-style garden providing a private outdoor sitting area. There is also a balcony accessed from the kitchen. Large integral garage with electric door, which could be used for parking and additional storage.

All mains services connected.

Freehold



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p> A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) </p>		51	74
<p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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