



4 West Lea Avenue, Harrogate, North Yorkshire, HG2 0AT

£439,950

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A beautifully presented three-storey period town house with four double bedrooms and stunning open-plan living kitchen with attractive southwest-facing garden, situated in this quiet residential area on a peaceful no-through road, well served by excellent local amenities and schools.

This super property provides spacious accommodation over three storeys and comprises a sitting room, together with superb open-plan living kitchen and downstairs WC. Upstairs, there are four double bedrooms and a modern shower room. There is a forecourt garden to the front, together with an enclosed southwest-facing, sunny garden to the rear, which provides an excellent outdoor entertaining space.

The property is situated in this most convenient location close to Harrogate town centre yet on the edge of attractive countryside, well served by excellent local amenities including popular primary and secondary schools and within easy access of the Pinewoods and the Valley Gardens.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

With bay window to front and brick fireplace.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and wood-burning stove. Glazed bi-folding doors lead to the garden. The kitchen comprises a range of stylish modern units with worktop, island and breakfast bar. Range cooker, integrated dishwasher and fridge / freezer.

CLOAKROOM

With WC.

FIRST FLOOR BEDROOMS

There are two good-sized double bedrooms on the first floor.

SHOWER ROOM

A modern white suite comprising WC, washbasin set with vanity unit, and shower. Fitted storage with space for concealed washing machine and airing cupboard.

SECOND FLOOR BEDROOMS

There are two further good-sized double bedrooms on the first floor.

LOFT

There is access via a pull-down ladder to a large loft.

OUTSIDE

To the rear of the property there is an attractive landscape garden with planted borders, patio and covered sitting area. On-street parking.

Tenure - Freehold

Council Tax Band - C





Total Area: 151.0 m² ... 1625 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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Verity Frearson

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| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | 82 |
| (81-91) | B | |
| (69-80) | C | |
| (58-68) | D | 55 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |

All energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.EPC4U.COM