



VERITY  
FREARSON

14 WEST END AVENUE, HARROGATE, HG2 9BY

£725,000

# 14 WEST END AVENUE,

*Harrogate, HG2 9BY*

**An attractive stone-built middle-of-terrace period home, beautifully presented throughout and occupying a highly desirable position close to local amenities, the Stray and Harrogate town centre.**

This elegant property offers generous and well-balanced accommodation arranged over three floors and retains a wealth of period charm, combined with high-quality modern finishes. A particular feature is the attractive paved rear garden, which enjoys a delightful open aspect over adjoining school fields and a favourable south-westerly facing orientation. The property is also within the catchment of highly regarded schools, including Harrogate Grammar School, making it an ideal family home.



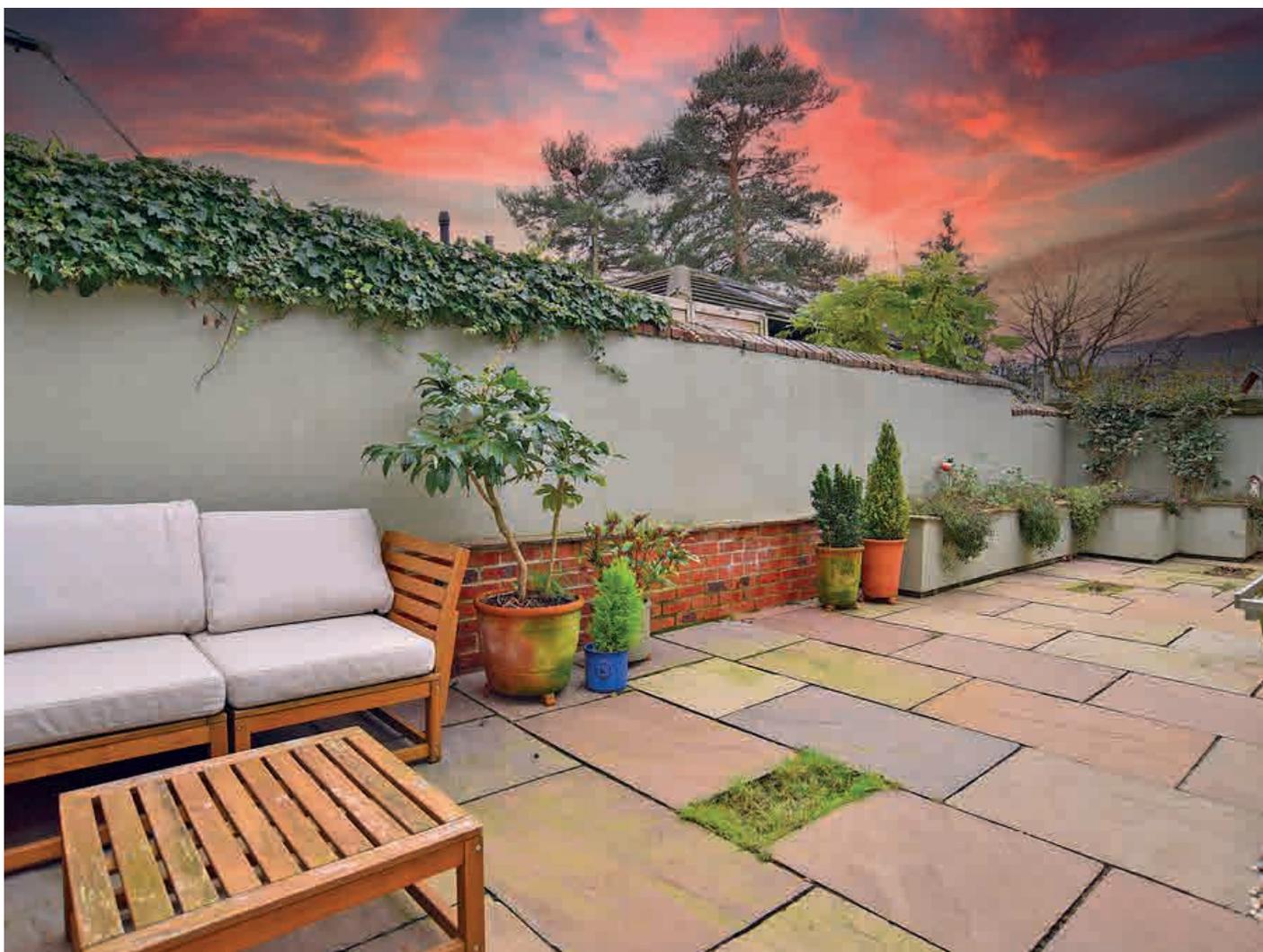
Sitting Room · Dining Room · Kitchen · Utility · WC

3 Bedrooms · En-Suite · Bathroom

Garden







## ACCOMMODATION

### GROUND FLOOR

The generous ground floor living accommodation comprises a welcoming sitting room with bay window, fitted shelving and cabinetry, and an attractive woodburning stove creating a warm focal point. There is a separate dining room with an ornamental fireplace and fitted seating, providing an excellent space for entertaining.

The kitchen is fitted with a range of stylish units with quartz work surfaces and includes a range cooker, integrated fridge/freezer and dishwasher. A separate utility room provides additional fitted units, worktop and sink, with space and plumbing for a washing machine and tumble dryer. Completing the ground floor is a useful downstairs WC.

### FIRST FLOOR

The first floor is dedicated to a stunning principal bedroom suite, comprising a generous double bedroom with ornamental fireplace, a separate dressing room with fitted clothes storage, and a well-appointed en suite bathroom with bath and separate shower.

### SECOND FLOOR

On the second floor there are two further bedrooms, served by a stylish modern bathroom featuring a freestanding bath and separate shower.

### AGENTS NOTE

The property benefits from newly replaced double-glazed windows with fitted shutters, along with a modern gas-fired central heating system and boiler.

# FLOOR PLAN



Ground Floor

First Floor

Second Floor

Total Area: 147.4 m<sup>2</sup> ... 1586 ft<sup>2</sup>

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

To the rear of the property there is an attractive paved garden providing a lovely outdoor sitting and entertaining space, enjoying an open outlook over the adjoining school fields.

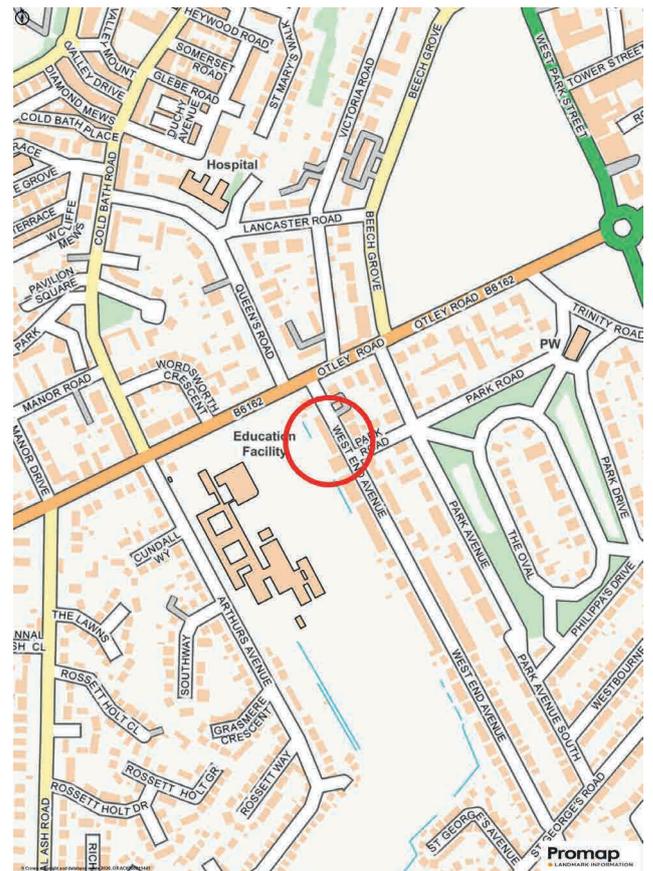
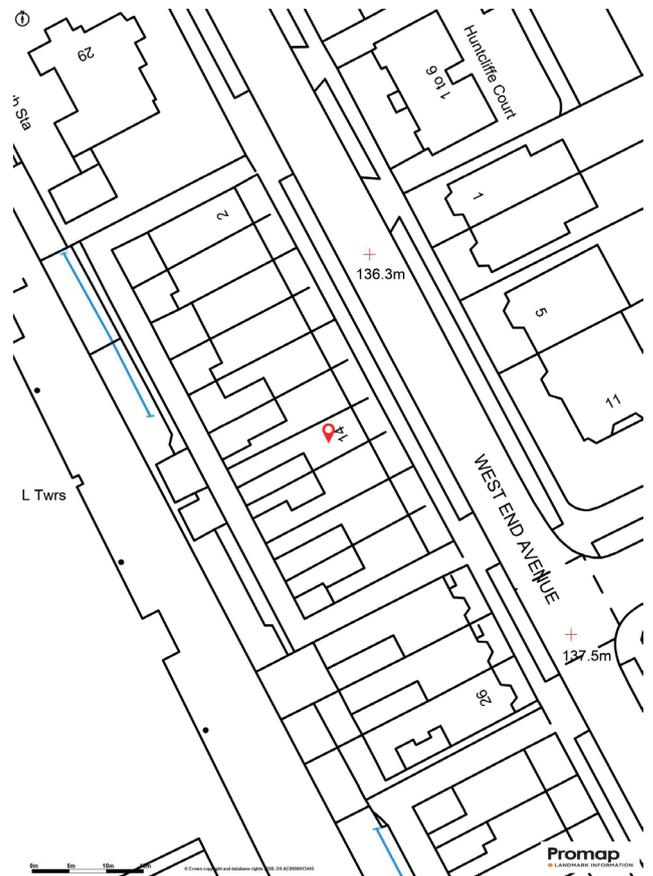
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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