



## Flat 1, 69 West End Avenue, Harrogate

£399,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



An elegantly proportioned and beautifully presented two-bedroom duplex apartment within this popular Harrogate location. This stunning apartment provides spacious accommodation over the ground and lower ground floors of this period property and has a private rear courtyard garden.

This beautifully appointed apartment provides high-quality accommodation which retains many original period features and comprises an impressive open-plan living space with bay window to front and wood-burning stove plus a quality fitted kitchen with a door leading to the garden and a cloakroom. On the lower ground floor there are two large bedrooms including a master bedroom with dressing room, plus a modern house bathroom. Heating is provided by electric radiators.

West End Avenue is a popular tree-lined road close to the Stray, the Oval Gardens and Harrogate town centre and well served by shops and schools including the Harrogate Grammar School.



A large reception room with bay window to front having fitted shutters. Attractive fireplace with multi-fuel stove. Fitted cabinets. Open plan to

**DINING ROOM**

A further reception room with window to rear having fitted shutters.

**CLOAKROOM**

Low-level WC and washbasin.

**KITCHEN**

A quality fitted kitchen with oak worktop, island and breakfast bar. Fitted appliances include an electric hob, integrated double oven, dishwasher, washing machine and tumble dryer. Window to rear and door leading to the rear garden.

**BEDROOM 1**

A double bedroom with window to rear having fitted shutters. Double doors lead to a walk-in dressing room.

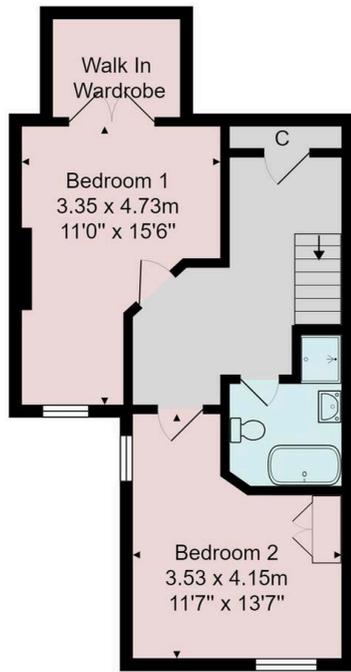
**BEDROOM 2**

A further double bedroom with windows to rear and side having fitted shutters. Built-in wardrobe.

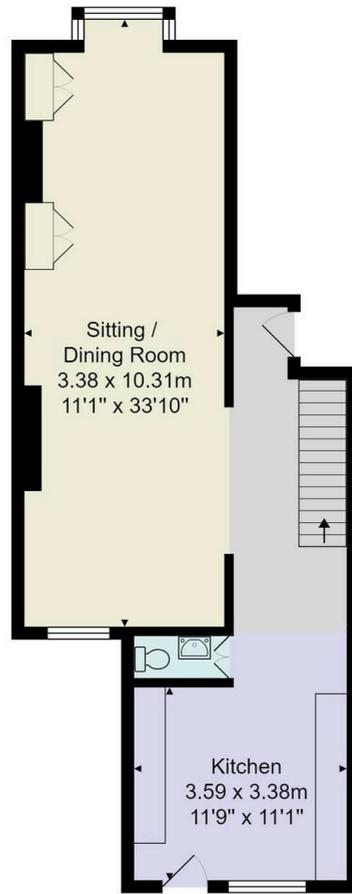
**BATHROOM**

White suite comprising low-level WC, washbasin set within a vanity unit, free-standing bath and separate shower. Heated towel rail, tiled floor.





Lower Ground Floor



Ground Floor

Total Area: 103.8 m<sup>2</sup> ... 1118 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

