



VERITY
FREARSON

APARTMENT D VICTORIA HOUSE, 38 VICTORIA AVENUE, HARROGATE, HG1 5PR

OFFERS OVER £700,000

APARTMENT D VICTORIA HOUSE

38 Victoria Avenue, Harrogate, HG1 5PR

A stunning three / four-bedroomed duplex apartment providing generous accommodation extending to over 1,800 square feet, with off-road parking and large sun terrace, ideal for outdoor entertaining.

The apartment offers high quality accommodation arranged over the first and second floors, with an impressive open-plan living kitchen, dining room, bedroom and house bathroom on the first floor. On the second floor there are two bedrooms, both with en-suite shower rooms, plus a further bedroom, currently used as a home office. This individual apartment is appointed to the highest of standards, including luxury bathroom fittings with under-floor heating, ceiling speakers and bespoke, high-spec kitchen fittings with integrated appliances, whilst retaining the character of the original building.

Victoria House is situated in this highly desirable location on the edge of Harrogate town centre, just a few minutes' walk from the Stray and all of Harrogate's amenities.

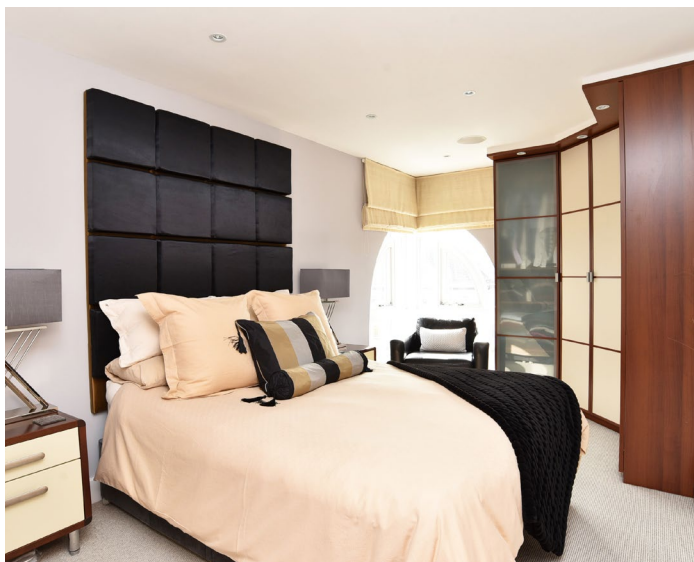


Reception Hall · Utility Room · Dining Room · Living Kitchen · Bedroom · En-Suite Bathroom

3 Bedrooms · Dressing Room · 2 En-Suite Bathrooms

Large Sun Terrace · Allocated Parking







ACCOMMODATION

FIRST FLOOR

Reception Hall

Central heating radiator and under-stairs cupboard.

Utility Room

Wall and base units and work surfaces having inset stainless-steel sink and drainer. Plumbing for washing machine and tumble dryer. Central heating radiator.

Living Kitchen

A very spacious and impressive reception room with arched window to rear with wooden shutters and glazed doors leading to the sun terrace. The sitting area has an ornamental fireplace. The kitchen comprises a range of modern wall and base units with work surfaces having inset sink unit. Six-ring gas hob with extractor hood above, integrated electric oven and steam oven, microwave oven, wine cooler, American-style fridge/freezer and dishwasher.

Dining Room

Arched window to rear with wooden shutters. Central heating radiator.

Bedroom 3

A double bedroom with fitted wardrobes, window to front and built-in cupboard housing the hot-water cylinder. Elevated storage space and Bose ceiling speakers.

En-Suite Bathroom

Modern white suite comprising low-flush WC, washbasin and bath. Tiling to walls and floor, heated towel rail, window to side and Bose ceiling speakers. Under-floor heating.

SECOND FLOOR

Spacious Landing

With central heating radiator and built-in cupboard.

Bedroom 1

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

Dressing Room

Tiled floor and fitted wardrobes.

En-Suite Shower Room

Large walk-in shower, low-flush WC and washbasin. Tiling to walls and floor. Heated towel rail. Under-floor heating.

Bedroom 2

A double bedroom with fitted wardrobes.

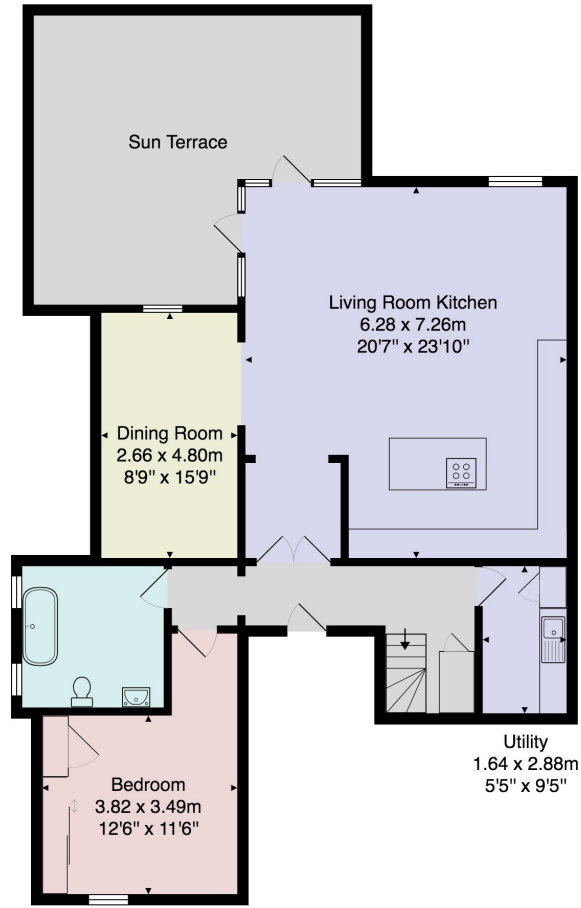
En-Suite Shower Room

Large walk-in shower, low-flush WC and washbasin. Tiling to walls and floor. Heated towel rail. Under-floor heating.

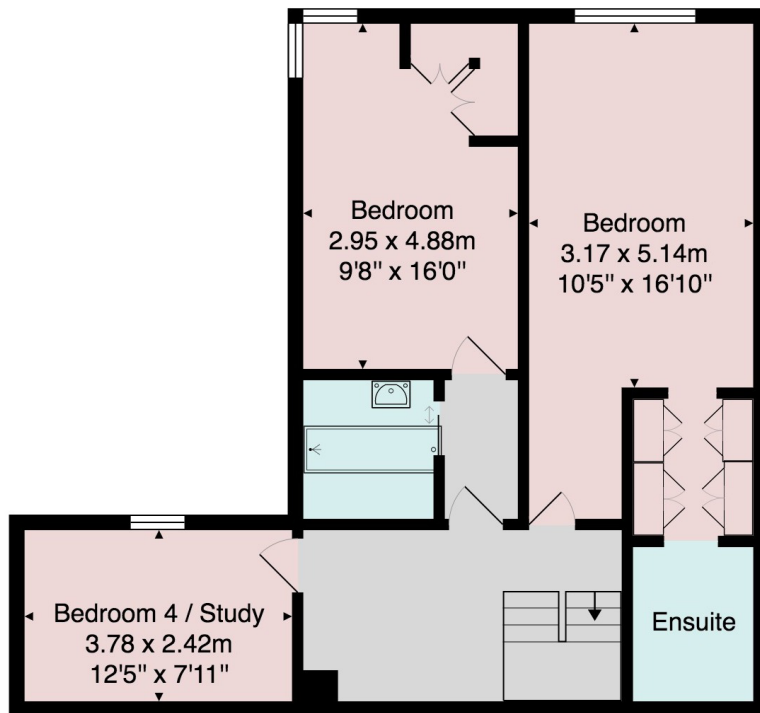
Bedroom 3

A further bedroom or study with window to rear and central heating radiator.

FLOOR PLAN



First Floor



Second Floor

Outside

From the apartment there is direct access to a sun terrace with a large paved sitting area with south-facing aspect, lighting and water feature. The property has an allocated off-road parking space.

Location

Victoria House is situated in a desirable location on the edge of Harrogate town centre. From the town centre, proceed up Station Parade from the railway station. After only a few hundred metres, turn left onto Victoria Avenue, and Victoria House will be seen on the right-hand side.

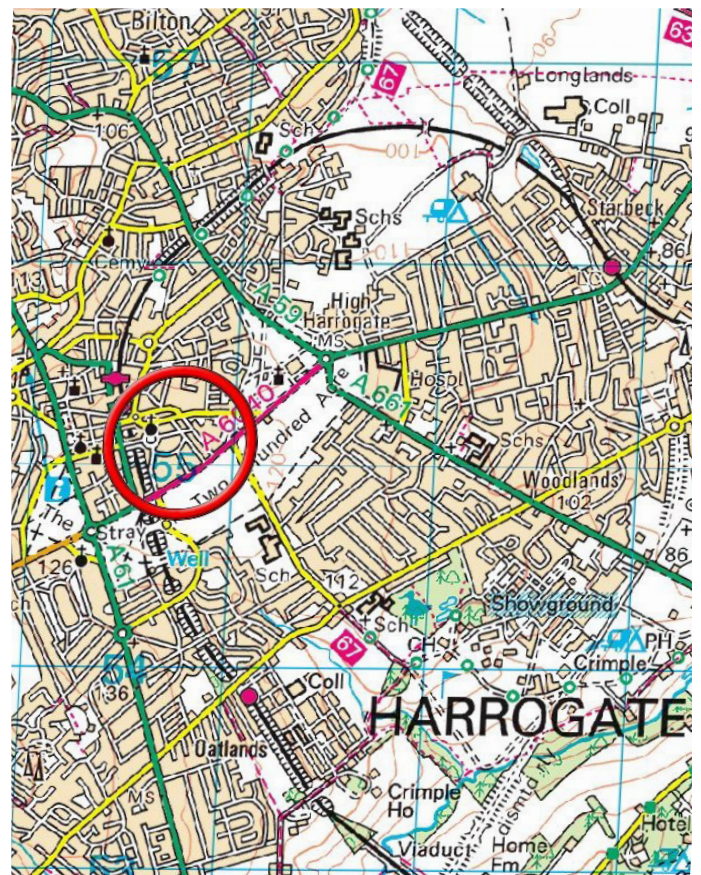
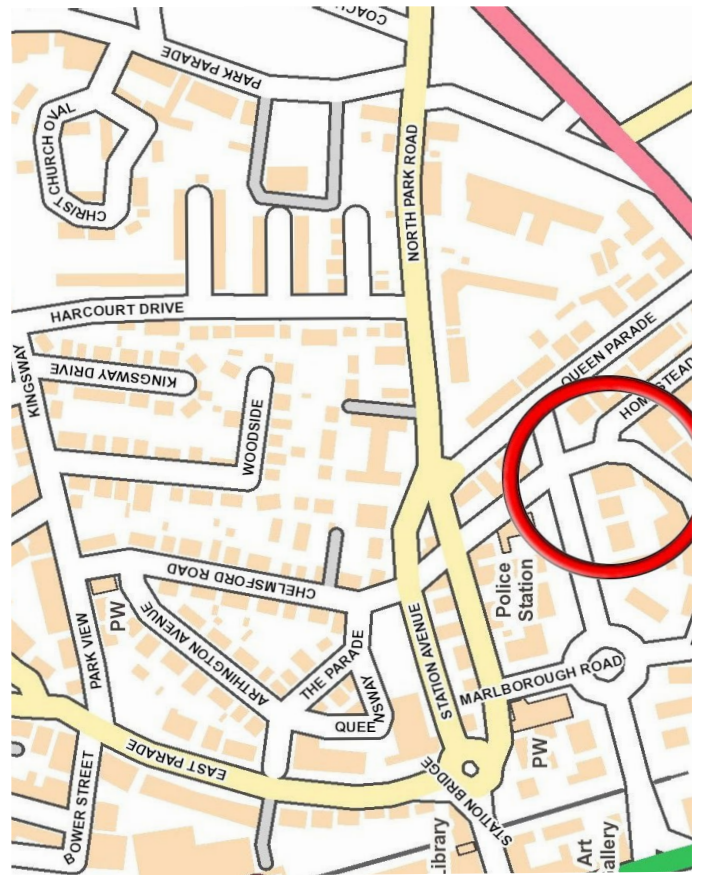
Services

All mains connected.

Tenure

Freehold

Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
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