



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

- Located on the desirable West Lea Avenue in Harrogate
- Four spacious double bedrooms
- Separate kitchen and dining area
- Private rear courtyard space
- Early viewing highly recommended
- Charming terraced house
- Two well-proportioned reception rooms
- Rear courtyard gates open to allow off-street parking for one vehicle
- Easy access to shops, restaurants, and local amenities
- Council Tax Band B

**Guide Price £375,000**





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

## DESCRIPTION

Located on West Lea Avenue, this delightful terraced house offers a perfect blend of comfort and convenience. With four spacious double bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, while the separate kitchen and dining area create a welcoming environment for family meals and gatherings.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone. Outside, the private rear garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the the gates at the rear of the property's courtyard can be opened to allow space for one vehicle.

Situated close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, making everyday life both convenient and enjoyable. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home in Harrogate.

EPC

Energy rating D

This property produces 6.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

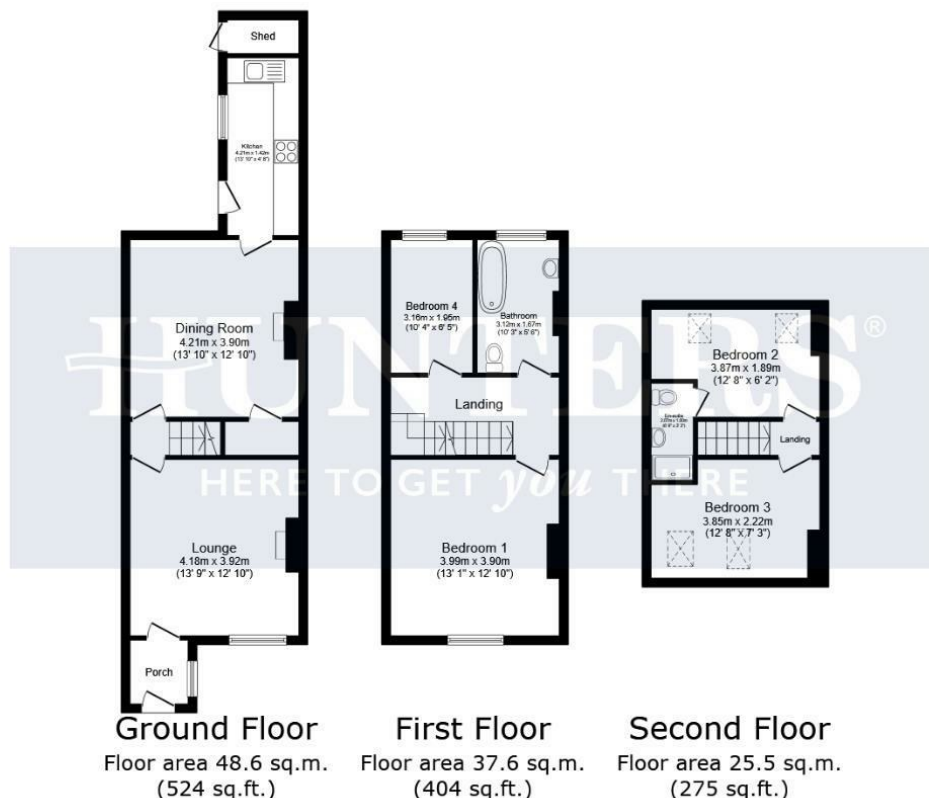








5, West Lea Avenue, Harrogate, North Yorkshire, HG2 0AT, GB



Total floor area: 111.7 sq.m. (1,202 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**HUNTERS**  
HERE TO GET *you* THERE

### Viewings

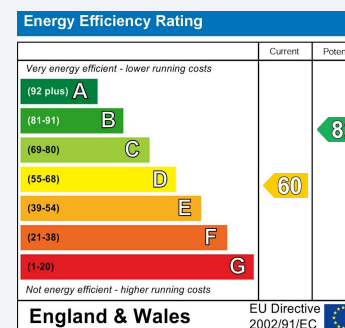
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

**HUNTERS**  
HERE TO GET *you* THERE