



## West End Avenue, Harrogate, HG2 9BX

STUNNING TOP FLOOR APARTMENT | Modern breakfast kitchen | High quality bathroom | Sought after 'south side' location | Open plan lounge dining | Two Double Bedrooms | Generous living space throughout | Close proximity to the Stray & town centre

Asking Price: **£350,000**





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## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. This beautifully renovated, spacious penthouse apartment occupies the entire top floor of this Victorian villa in the leafy and highly sought-after south side of Harrogate.

Over 1,000 sq ft of light and airy living space configured for modern living though retains original charm and character with three original fireplaces, wooden beams and cupboards. The apartment enjoys sun throughout the day – see sunrise over the master bedroom and kitchen/breakfast room and sunset from the lounge.

A recently decorated communal entrance provides a secure and welcoming entrance to a private reception landing with original feature window. The entrance hall is spacious and includes two original wooden cupboards that provide ample storage space. The bathroom has a Nostalgia Spring bathroom suite. The kitchen/breakfast room provides lots of work surface and storage with room for a table and chairs. The spacious master bedroom has ample room for a super king size bed and the second bedroom is a double with built in storage. The lounge has four large windows and a fireplace at each end of the room and can be configured a lounge and dining spaces.

West End Avenue is a short walk across The Stray into the town centre, which offers a range of shops, bars, restaurants, theatres, cinema and recreation facilities. The property has a wealth of outstanding schools in the area and offers close transport links to Leeds, York and London. An early viewing comes highly recommended to appreciate the space and accommodation on offer.



**Communal Entrance Hall**

Accessed via secure communal access door, intercom system, recently refurnished communal areas, stairs to:

**Private Entrance Hall**

Accessed via wooden front door, radiator, intercom system, internal glazed window, doors to:

**Lounge Dining Room**

*26'10" x 15'10"*

*7.96m x 4.6m*

Four UPVC double glazed windows to front elevation, two feature fireplaces, radiators.

**Kitchen Breakfast Room**

*12'8" x 11'1"*

*3.9m x 3.38m*

Modern fitted range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, inset four ring gas hob with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, radiator, space for dining table, UPVC double glazed windows to rear elevation.

**Bedroom One**

*15'7" x 13'11"*

*4.79m x 4m*

UPVC double glazed windows to rear elevation, feature fireplace, radiator and wooden beam.

**Bedroom Two**

*11'11" x 8'3"*

*3.39m x 2.53m*

Sky light, radiator, built in storage cupboard.

**Bathroom**

White Nostalgia Spring bathroom four-piece suite comprising panel bath, low level WC, shower cubicle with sliding doors, pedestal wash hand basin, chrome heated towel rail, part tiled walls, UPVC double glazed windows to side elevation and wooden beam.

**Parking**

On-street parking.

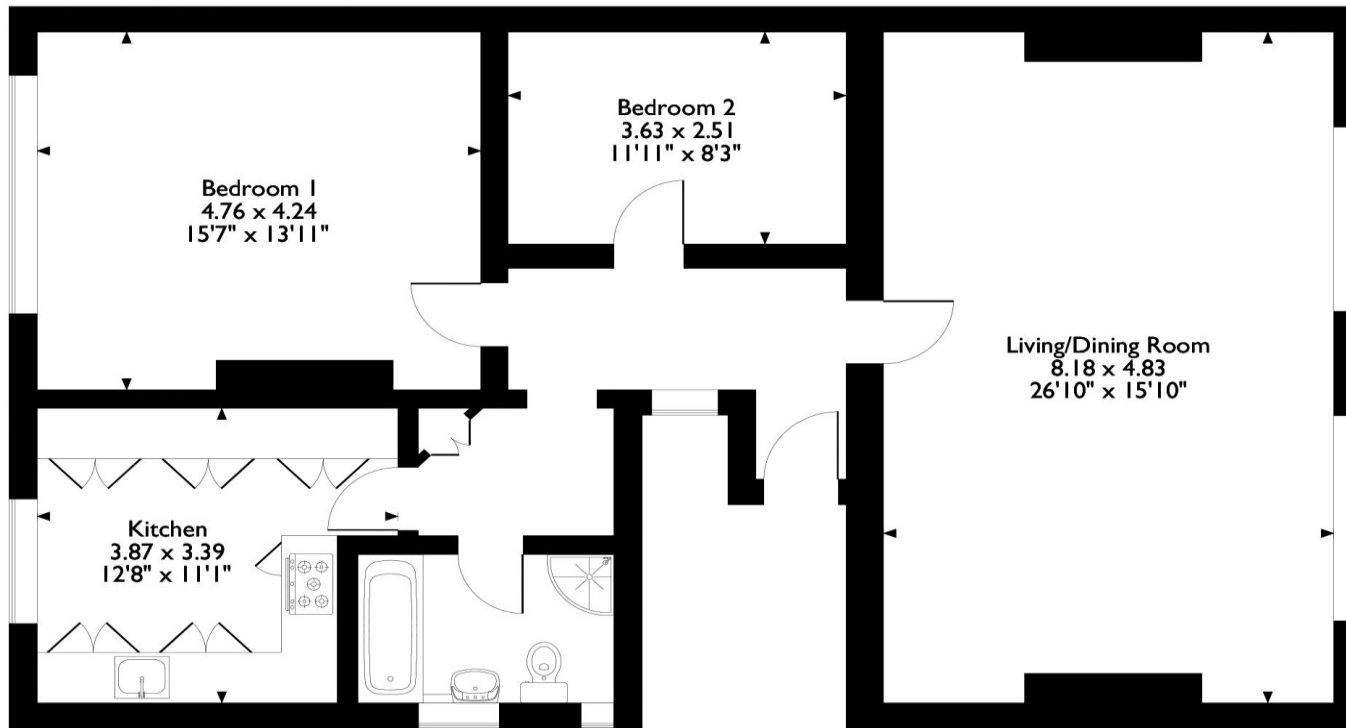
**EPC**

Environmental impact as this property produces 6.4 tonnes of CO<sub>2</sub>.





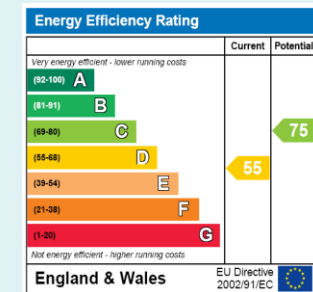
5B West End Avenue, Harrogate, North Yorkshire  
Approximate Gross Internal Area  
101 Sq M/1087 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.



### DISCLAIMER

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.

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### OPENING HOURS



9am - 5.30pm Monday to Friday, Saturday 9am - 3.30pm and Sunday  
11am - 2pm



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