



West End Avenue, Harrogate, HG2 9BX

- Prime location on the highly sought-after West End Avenue in Harrogate
- Within walking distance of The Stray and the vibrant town center amenities
- Contemporary family bathroom featuring twin basins and a luxurious bathtub
- Private rear courtyard ideal for outdoor dining and summer gatherings
- Early viewing highly recommended
- Elegant four-bedroom townhouse combining period charm with modern practicality
- Four well-proportioned double bedrooms
- Useful cellar utility room providing practical laundry space
- Two generously sized reception rooms
- Council Tax Band E



Guide Price £825,000

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DESCRIPTION

Located on the highly sought-after West End Avenue in Harrogate, this impressive four-bedroom townhouse presents an exceptional opportunity to acquire a spacious and elegantly appointed home in one of the town's most desirable residential areas. Combining period charm with modern practicality, the property offers well-balanced accommodation ideally suited to family living and stylish entertaining.

Upon entering, you are welcomed by a generous and light-filled hallway that sets the tone for the rest of the home. The property boasts two generously sized reception rooms, providing ample space for relaxation and socialising. Each of the four double bedrooms is designed to offer comfort and tranquillity, making it an ideal home for families or those seeking extra space. The bathrooms are thoughtfully designed, with one featuring two sinks and a luxurious bathtub, while the other is equipped with a modern shower, both benefiting from underfloor heating.

Additional features include a utility room located in the cellar, along with two large storage areas, ensuring that you have plenty of space for all your belongings. The rear courtyard offers a delightful outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Situated just a short walk from the picturesque Stray and the vibrant town centre, this property is also conveniently located within school catchment areas, making it an excellent choice for families. With its prime location and spacious layout, this townhouse on West End Avenue is a rare find and a wonderful opportunity for those looking to settle in the heart of Harrogate.



EPC
Energy rating D
This property produces 6.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: E





Total floor area 226.7 sq.m. (2,440 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

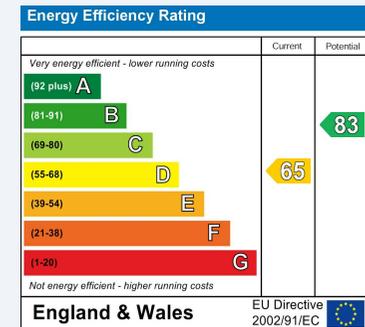
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

