



WEST END AVENUE

**£359,950**



**ANDREW HILL**

# West End Avenue

Flat 1, 102 West End Avenue, Harrogate, North Yorkshire, HG2 9BY

A well presented ground floor duplex apartment with two double bedrooms located along this highly sought after tree lined avenue to the South of the town and so close to the Stray.

The property, being one of only two apartments within a handsome stone built town house, provides spacious accommodation arranged over the ground and lower ground floors, and features a garden which backs onto the Grammar school sports fields.

Briefly comprising - Entrance hall, sitting room, bespoke dining kitchen, master bedroom with en suite bathroom, lower ground floor bedroom and shower room.





- Ground Floor Duplex
- Bathroom & Shower Room
- Sought After Location

- 2 Double Bedrooms
- Smartly Presented
- Good Sized Rooms

- Painted Fitted Kitchen
- Front & Rear Garden
- Viewing Advised

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#### Services

Mains services connected.  
Gas central heating.  
Freehold.  
Maintenance 50% share.  
Council tax band B.  
EPC rating D.



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