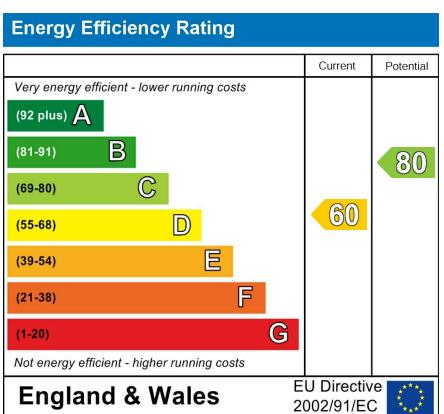


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout, proceed up Otley Road and turn left into West End Avenue where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band **Tenure Freehold**

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £750,000

30 West End Avenue, Harrogate, North Yorkshire, HG2 9BY

4 Bedroom House - Terraced

****Sold - Contracts successfully exchanged****

A well-presented four-bedroomed townhouse offering spacious living accommodation with character features throughout and benefitting from a superb location on this ever-popular tree-lined avenue located adjacent to Harrogate Grammar School and close to the Stray and town centre amenities.



HOPKINSONS
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating the living accommodation comprises; an entrance hall with original floorboards, a lounge with a bay window, a wood-burning stove and built-in storage units, a dining room with a feature fireplace, a breakfast kitchen with a built-in bench for dining, integrated fridge and freezer, dishwasher, double oven, 5 ring gas hob, utility cupboard and a stable door leading out onto the west-facing courtyard garden.

On the first floor, the half landing leads to the house bathroom with bath, w/c, and hand basin, the landing then leads to the master bedroom with built-in storage cupboards, and two further good-sized bedrooms. On the second floor are the guest bedroom and en suite shower room with a walk-in shower, w/c, and hand basin. There is also useful storage in the eaves.

Outside to the front of the property is unrestricted on-street parking. To the rear is a fully enclosed west-facing courtyard garden overlooking Harrogate Grammar school grounds. There is also potential with extending the garden on the land to the rear on the other side of the access road which neighbouring properties have done.

