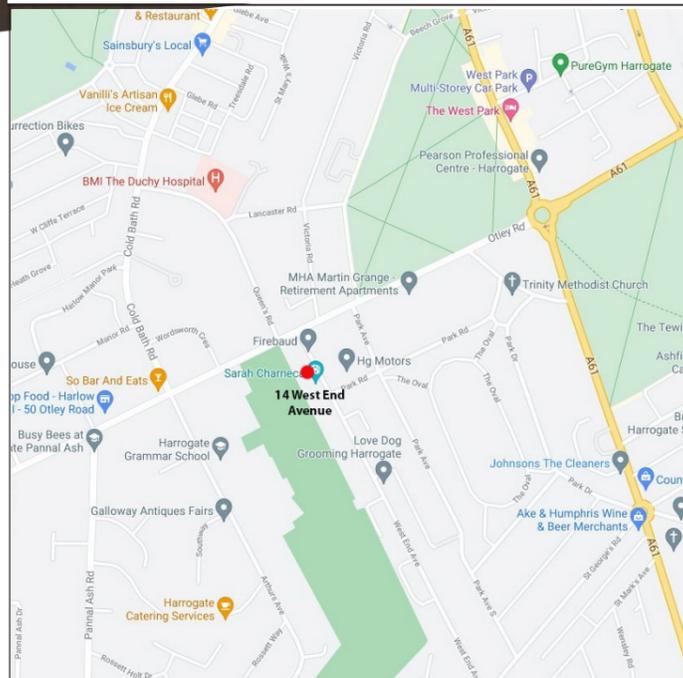


14 WEST END AVENUE HARROGATE, NORTH YORKSHIRE

£650,000



Illustration for identification purposes only, measurements are approximate, not to scale.



Time to get to know the area

- Primary School 0.5 of a mile
- Secondary School 0.2 of a mile
- Waitrose 0.5 of a mile
- Hospital 1.4 miles
- Parkland 0.2 of a mile
- Town Centre 0.5 of a mile

How to get there

From the Prince of Wales roundabout follow the B6162 Otley Road taking the third left into West End Avenue where number 14 can be found on the right hand side.

Bus 3 minutes walk	Main Roads A1M 7.7 miles	Train Harrogate 0.9 of a mile	Airport LBA 11.3 miles



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX
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14 West End Avenue

Harrogate
HG2 9BY

This stylish, period town house located in one of Harrogate's most sought after areas being close to reputable schools offers excellent accommodation arranged over three floors along with south west facing patio garden.

Fronted by an attractive forecourt garden, the house opens via an entrance vestibule to the reception hall with guest w/c. To the front elevation the bay fronted sitting room with conservation shutters and solid wooden flooring is arranged an original style feature fireplace. To the rear elevation the formal dining room with built in storage steps up into the modern fitted kitchen with white quartz work surfaces, separate practical utility room and bi-folding doors that open out to the fully enclosed, private stone flagged patio garden that is ideal for outdoor entertaining. To the first floor the split level landing opens to a principal bedroom suite with walk in fitted dressing room and en-suite bathroom that presents a bathtub and

		
2	3	2

separate shower enclosure. The second floor reveals two further double bedrooms and a luxury bathroom dressed with white carrera marble and having free standing bathtub and separate shower.

West End Avenue is a highly sought after tree lined road close to Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The house backs onto the Harrogate Grammar School playing fields. Town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	All mains services are connected to the property.	Harrogate Borough Council Band E	Freehold	E