



10 SUSSEX AVENUE
Harrogate

Carter Jonas

10 SUSSEX AVENUE, HARROGATE, HG1 2NZ

Harrogate town centre – 1 mile
Leeds – 14 miles
York – 24 miles
A1(M) – 11 miles

10 Sussex Avenue is situated in a prime position on the western fringe of Harrogate, in an area well known for its individual and exclusive family homes, close to The Valley Gardens and RHS Harlow Carr. It is conveniently located within walking distance of central Harrogate which offers an excellent and varied range of shopping and recreational facilities as well as a wide selection of well regarded schools. For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres. Mainline rail stations in Leeds and York (connections are available from local stations in Harrogate, Hornbeam Park and Pannal) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 20 minute drive.

Built to a high specification by Linden Homes in 2017 the flexible accommodation is arranged over three floors of some 3,500 sqft overall and includes an entrance vestibule with double doors opening into an impressive reception hall with a turned staircase leading up to a galleried landing and guest cloakroom. The well proportioned sitting room has a recessed multi fuel stove and windows on three sides and there is a separate dining room with shallow bay window. A feature of the property is the light and spacious open plan family living/dining kitchen with a comprehensive range of quality fitted units, integrated appliances, range cooker in tiled recess and Bi Fold doors opening into the rear garden. There is also a fitted utility room with access to the side garden.

The first floor accommodation is accessed from a galleried landing and includes a lovely principal bedroom with dressing room and shower room, guest bedroom with shower room, two further double bedrooms and a house bathroom.

A SUBSTANTIAL AND WELL APPOINTED DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS OF SOME 3,500 SQFT IN THE SOUGHT AFTER AND EXCLUSIVE SUSSEX DEVELOPMENT, BEING PART OF THE PRESTIGIOUS DUCHY ESTATE, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND CATCHMENT AREA FOR EXCELLENT SCHOOLS.



On the second floor there is a fifth double bedroom which could be used as a playroom or home office, a large store room, box room and a second house bathroom. The second floor as a whole would be suitable as a self contained annex/teenage suit if required.

Outside, the property is approached through electrically operated entrance gates with a driveway providing secure parking as well as leading to the detached double garage. The established gardens are principally lawned and enclosed which provide a safe environment for children whilst taking advantage of south and west facing aspects with paved patio areas to both the front and rear.

ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

Services

We are advised that all mains services are installed.

Viewing

By appointment through the selling agents –
Carter Jonas – 01423 523423

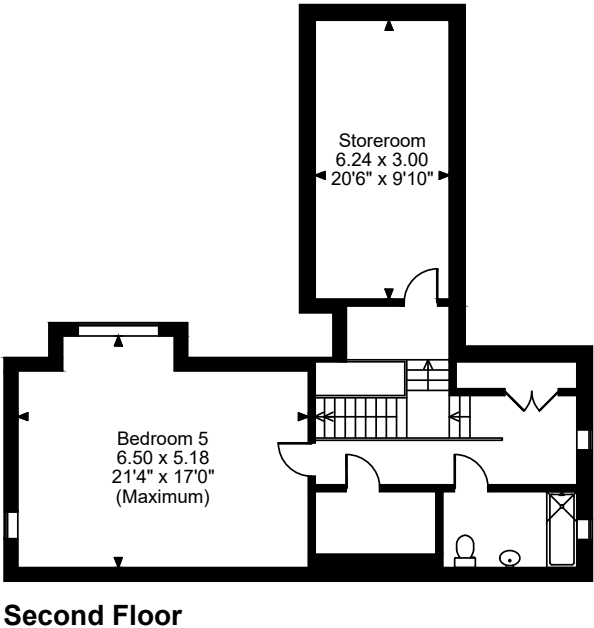
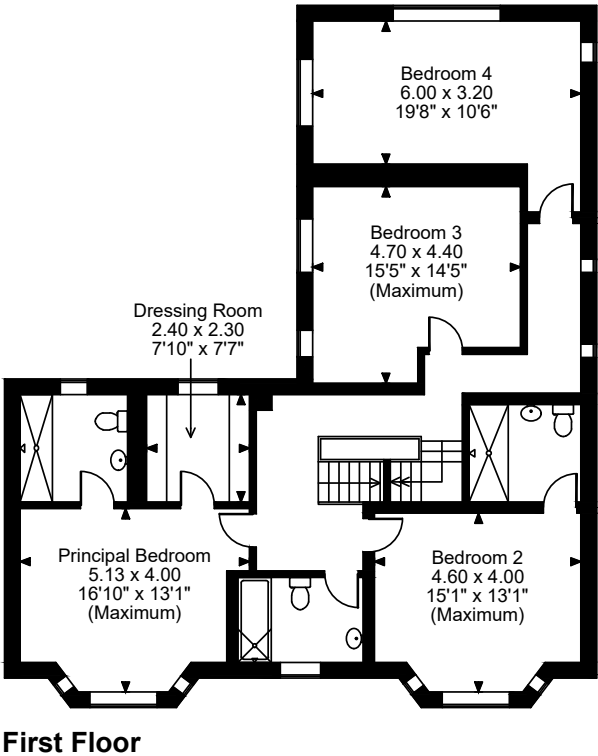
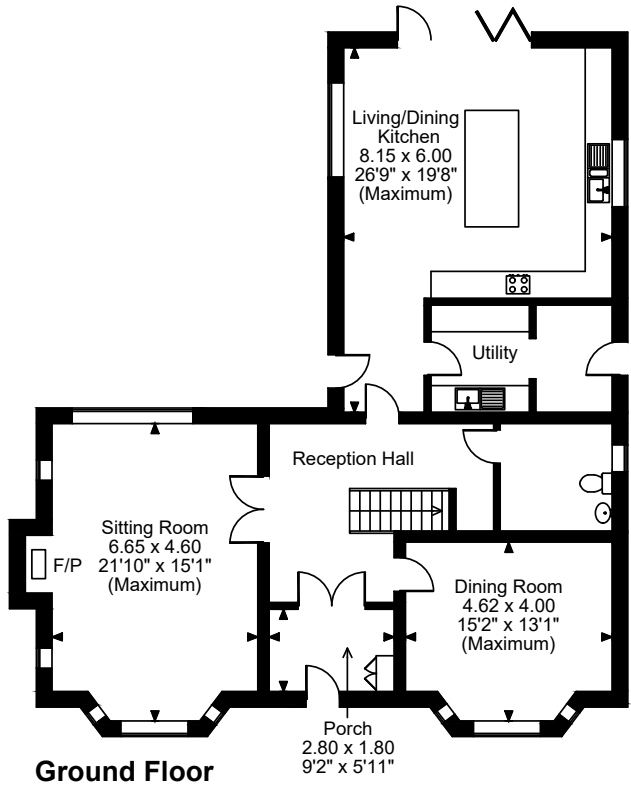
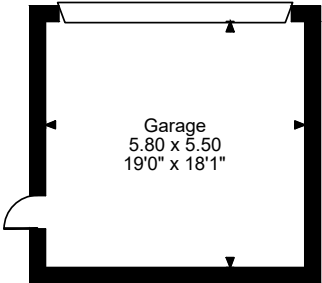
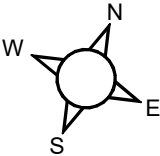
Directions - HG1 2NZ

Leaving the centre of Harrogate proceed up Cornwall Road which runs along the north edge of The Valley Gardens, continue for approximately ¼ mile and Sussex Avenue is the last turning on the left before reaching Harlow Moor Road. After the right hand bend in the road, number 10 is on the right hand side.





10 Sussex Avenue, Harrogate
Approximate Gross Internal Area
Main House = 3,571 sq ft / 332 sq m
Garage = 343 sq ft / 32 sq m
Total = 3,914 sq ft / 364 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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