



12 WEST END AVENUE
Harrogate

Carter Jonas

12 WEST END AVENUE, HARROGATE, HG2 9BY

A BEAUTIFULLY PRESENTED 3 BEDROOM MID TERRACE YORKSHIRE STONE HOUSE WITH SPACIOUS RECEPTION SPACE AND SOUTH/WEST FACING GARDENS, SITUATED IN THIS PRIME LOCATION OVERLOOKING THE PLAYING FIELDS OF HARROGATE GRAMMAR SCHOOL AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

West End Avenue occupies a prime southside setting within the catchment of Harrogate Grammar School and within walking distance of The Oval gardens, Harrogate Cricket Club and the town centre with its excellent range of amenities. There is an excellent choice of local primary schools and local shopping parades and supermarkets on Leeds Road and Cold Bath Road satisfy daily shopping requirements.

12 West End Avenue is a very well presented home which briefly comprises an entrance hall, open plan double reception room providing a sitting area with original open feature fireplace and bay window, together with a lovely bright dining room also with a feature fireplace. To the rear of the ground floor is the modern breakfast kitchen with door leading out to the patio, a downstairs cloakroom and a separate utility room.

At first floor there is a superb principal bedroom with fitted wardrobes, original feature fireplace and a luxurious en suite bathroom and a separate recently fitted contemporary house shower room with ceiling speakers and quality fittings.

The second floor has two spacious double bedrooms both with fitted wardrobes.

To the rear of the property, there is a lovely south west facing courtyard garden with a gate to the rear lane, beyond which is an additional garden area.

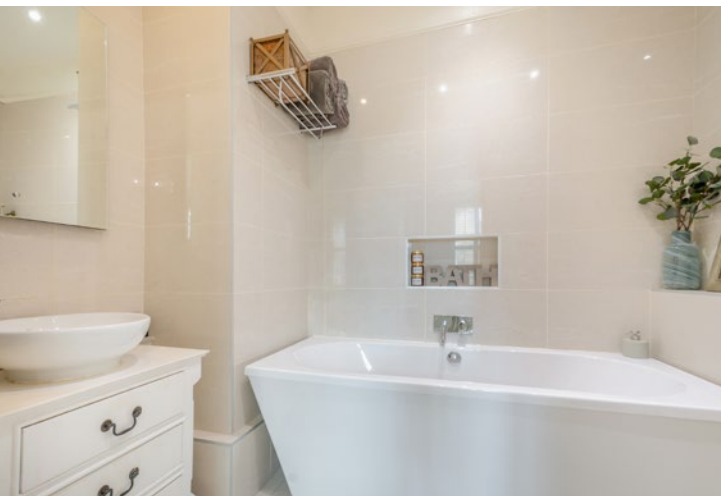


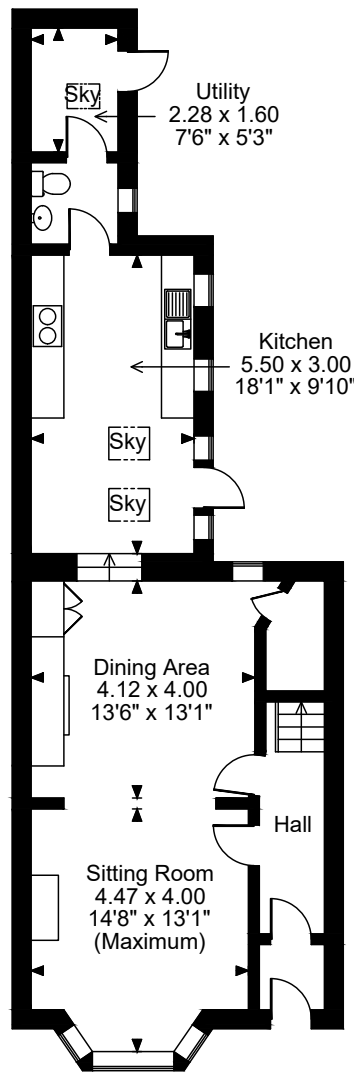
ADDITIONAL INFORMATION

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

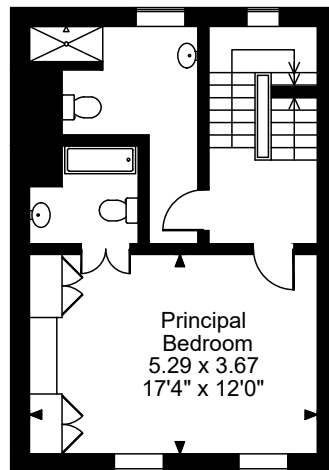
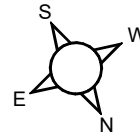
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG2 9BY: Proceed out of Harrogate on Otley Road (B6161) and turn left just before Harrogate Grammar School onto West End Avenue and the property will be identified by our for sale board on the right hand side after approximately 75 yards.

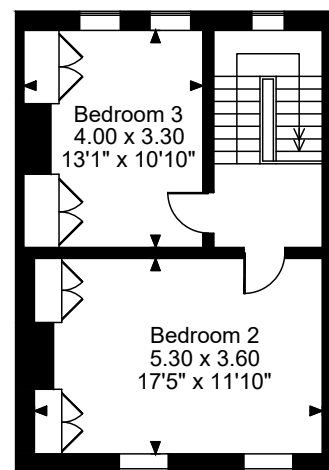




12 West End Avenue, Harrogate
Approximate Gross Internal Area
1,628 sq ft / 151 sq m



First Floor



Second Floor

Ground Floor

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		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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