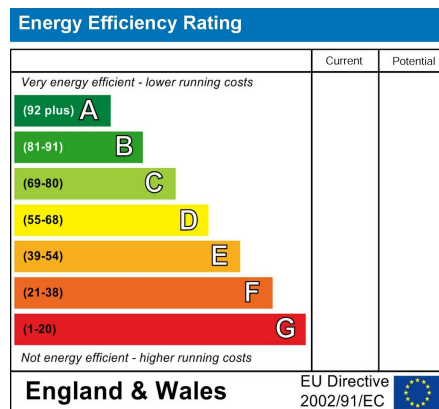


Floor Plan



Energy Performance Certificate



Directions

Proceed up Otley Road and turn left onto West End Avenue where the property is easily found on the left-hand side.

Council Tax Band E 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.



£895,000

Holme House, 43 West End Avenue, Harrogate, HG2 9BX

5 Bedroom House - Terraced

A stunningly presented stone townhouse offering flexible living accommodation with five bedrooms plus a superb converted lower ground floor located on one of Harrogate's most sought-after residential locations.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fire central heating fired from a Vaillant boiler that is one year old the property briefly comprises; Entrance vestibule, reception hall with a feature stain glazed and leaded light door.

There is a beautiful bay fronted lounge with picture rail, ceiling cornice and a feature fireplace with a living flame gas fire. Additionally, the property offers a spacious dining room with original ceiling cornice and a decorative fireplace, a beautiful modern breakfast kitchen with a full range gas cream Aga, integrated Bosch dishwasher, twin Belfast sink, original China cupboards and a rear entrance porch.

At first floor on the half landing there is a useful linen cupboard plus a luxury house bathroom with a white suite with electric underfloor heating. To the front of the property, there is a full width feature Master bedroom with doors that open up into bedroom two, which is currently used as a dressing room with a good range of fitted wardrobes and storage cupboards with access that leads to a well presented ensuite shower room.

On the second half landing is a beautiful house bathroom with electric underfloor heating. There are three further bedrooms on the second floor one of which is currently utilised as a study and from the landing a useful pulldown ladder that provides access into the loft which is partially boarded.

The lower ground floor area that has been skilfully converted provides a spacious area for family or an extension to the main house with a private entrance door to the rear patio garden. There are two further reception rooms that offer a sitting room and snug with storage cupboard, a fitted utility room plus a kitchen with fitted units and a Bosch electric hob and integrated fridge. This whole area offers a great space for all the family and guests.

Outside to the front of the property there is an attractive fore garden and a low maintenance rear patio garden.

Benefitting from a superb location which offers excellent schooling opportunities and close to the property there is Harrogate grammar school and Western primary school on Cold Bath Road and lots of amenities close by with a good range of shops, bars and restaurants. A short walk from the property, there is Harrogate Cricket club, the framed 200 acres Stray and Valley Gardens.

Internal inspection strongly recommended.

