



VERITY
FREARSON

24 VICTORIA AVENUE, HARROGATE, HG1 5PR

GUIDE PRICE £1,200,000

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Harrogate, HG1 5PR

A magnificent Victorian townhouse offering beautifully appointed accommodation extending to almost 3,800 square feet, occupying a prime position on one of Harrogate's most elegant tree-lined avenues.

Combining impressive period proportions with high-quality contemporary finishes, this exceptional home has been comprehensively updated to create a superb family residence perfectly suited to modern living. Character features have been carefully preserved throughout, whilst significant investment in the fabric of the property provides buyers with confidence and peace of mind from the outset.

Situated within easy walking distance of Harrogate town centre, the property offers a rare opportunity to acquire a substantial family home with generous outside space, garaging and versatile accommodation arranged over four floors.

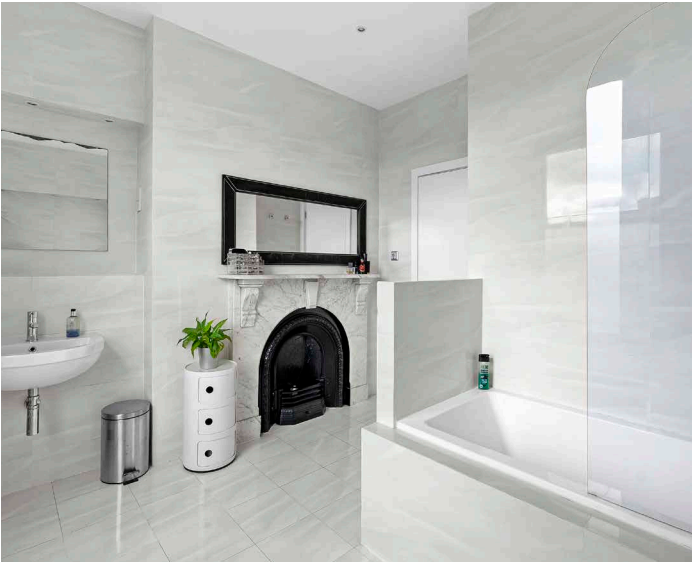


Dining Kitchen · Sitting Room · Study · Utility · WC

5/6 Bedrooms · Shower Room · Bathroom · En-Suite

Garage · 2 Cellars · Garden







ACCOMMODATION

A wrought iron gate opens into a charming front courtyard and leads to an entrance vestibule before opening into an impressive reception hall. From the moment you step inside, the quality and scale of the property is immediately apparent, with high ceilings, decorative cornicing, ceiling roses and beautifully preserved period detailing creating an elegant first impression.

To the front elevation, a stunning formal reception room enjoys a large bay window overlooking Victoria Avenue together with an attractive fireplace and excellent ceiling heights. This beautifully proportioned room provides an ideal setting for both entertaining and everyday family living.

Beyond the hallway lies the true heart of the home; a spectacular open-plan kitchen and dining space designed around modern family life. The dining area features a fireplace, high ceilings and doors opening onto a raised terrace, seamlessly connecting the internal accommodation with the gardens beyond. The kitchen itself has been thoughtfully designed with extensive cabinetry, quartz work surfaces, integrated appliances and

a substantial breakfast island, creating a sociable and highly functional space equally suited to busy family mornings and larger-scale entertaining.

To the rear of the property, a versatile garden room currently serves as a home office and benefits from full-width bi-folding doors opening directly onto the garden. This flexible space could equally serve as a family room, playroom, studio or additional reception room depending upon a purchaser's requirements.

Further ground floor accommodation includes a utility room and guest cloakroom.

The first floor provides particularly impressive accommodation. A magnificent reception room, currently utilised as an informal family lounge, enjoys generous proportions, a large bay window and attractive fireplace. This elegant space could alternatively serve as a luxurious principal bedroom suite if desired.

The principal bedroom is located to the rear of the property and benefits from a dressing area with fitted wardrobes together with a beautifully appointed en-suite bathroom finished with

Porcelanosa tiling and underfloor heating. A further house bathroom, also finished to an exceptional standard, serves this floor. To the second floor are four further double bedrooms together with a shower room, creating excellent accommodation for larger families and visiting guests.

Of particular note is the significant future potential offered by the loft space above. Subject to the necessary consents, there may be scope to create additional accommodation, with neighbouring properties having successfully undertaken similar projects.

The lower ground floor provides substantial additional space currently utilised for storage and recreation. Extending to approximately 575 square feet, this highly versatile area offers potential for a variety of future uses, subject to any necessary consents.

Throughout the property there is a wonderful balance between period elegance and modern practicality. Recent improvements including replacement windows, rewiring, replacement plumbing and a modern heating system ensure the house performs as impressively as it presents.

FLOOR PLAN



Total Area: 347.3 m² ... 3738 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

One of the property's most surprising features is the size of its garden.

Rarely do homes within such close proximity to Harrogate town centre offer outside space of this scale. To the rear, a raised terrace provides the perfect setting for outdoor dining and entertaining, whilst steps lead down to an attractive lawned garden bordered by mature planting and established landscaping.

The gardens offer a wonderful degree of privacy and create an attractive backdrop to the house throughout the year. A secluded seating area provides a peaceful retreat away from the main entertaining spaces, whilst the lawn offers ample room for families and outdoor enjoyment. To the rear boundary stands a substantial stone-built garage complete with power and lighting, together with a useful adjoining store. The garage provides valuable secure parking and storage whilst also offering future potential for electric vehicle charging. The combination of private gardens, generous outdoor entertaining space and garaging is rarely found within such a central Harrogate location.

Location

Victoria Avenue is widely regarded as one of Harrogate's most attractive and convenient residential addresses.

Positioned within easy walking distance of the town centre, residents enjoy immediate access to Harrogate's excellent range of restaurants, cafés, bars, boutiques and everyday amenities. The town's renowned spa heritage, theatres, leisure facilities and extensive green spaces are all readily accessible on foot. For commuters, Harrogate railway station provides regular services to Leeds and York, with onward connections to London and the wider national rail network. The property is also exceptionally well placed for a number of highly regarded state and independent schools, making it particularly attractive to families seeking both convenience and quality of life. Despite its central position, Victoria Avenue retains a distinctly residential feel, characterised by elegant period architecture, mature trees and broad pavements. The result is a location that combines the vibrancy of town centre living with the character and prestige associated with Harrogate's finest Victorian addresses.

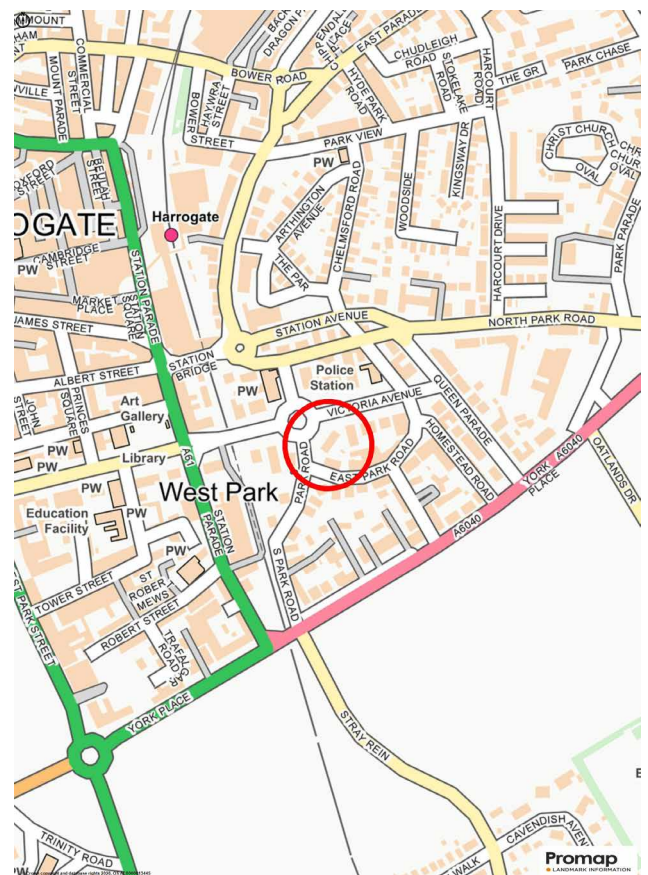
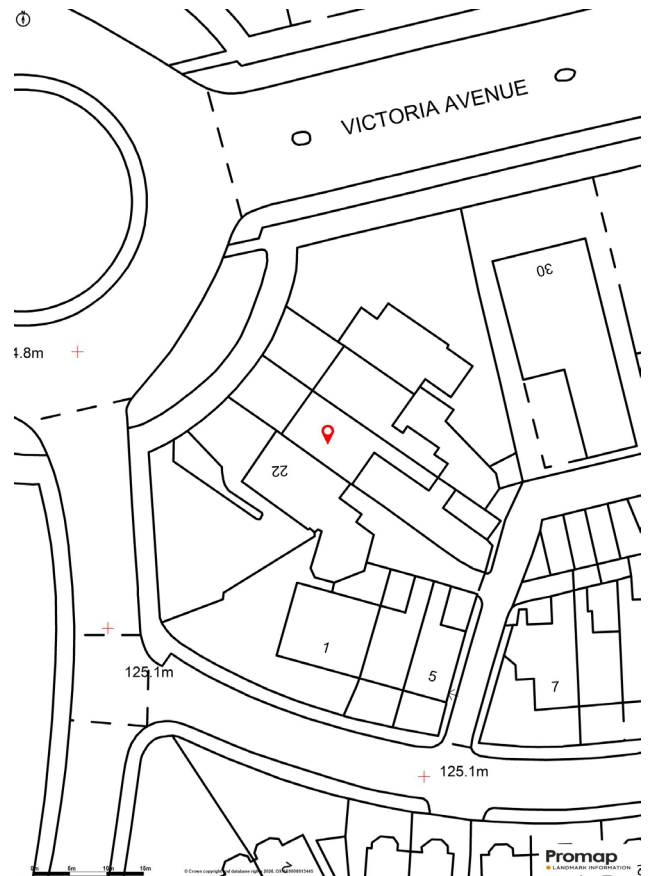
Services

All mains services connected.

Tenure Freehold

Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	81
EU Directive 2002/91/EC		



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