



14 St. Marks Avenue
Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid end terrace period home on a sought-after tree-lined avenue in the south side of Harrogate.

A beautifully appointed family home with four generous bedrooms and elegant, modern décor throughout. Set on a highly desirable residential road in the popular and historic town of Harrogate. The handsome period house features stone elevations and tall sash windows, complementing the attractive styling inside.



LARGE RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



STREET PARKING



ENCLOSED TERRACED GARDEN



FREEHOLD



PRIME LOCATION



2,446 SQ FT (227 SQ M)



OFFERS OVER £900,000



The property

14 St. Mark's Avenue is a magnificent four-bedroom period house that is arranged across three beautifully presented floors offering 2,446 sq. ft of light filled accommodation.

A bright porch provides useful space for coats and shoes and opens into the welcoming hallway with wooden parquet flooring and flows into the 29ft sitting room. Originally two separate reception rooms, this generous space has been thoughtfully opened up to create a bright, airy area, perfect for family living or entertaining guests. It has delightful ornate cornicing and an attractive colour palette and an air of modern sophistication. The front of the room has a large bay window with fitted wooden shutters and a wood burning stove. Whilst to the rear there is a modern inset real flame electric fireplace and French doors to the garden.

The fabulous extended, social dining kitchen has skylights overhead and bi-fold doors opening onto the garden creating a seamless connection to the outside.

The kitchen is fitted with wall and base Shaker-style units as well as a large central island with marble worktop and a breakfast bar. There are integrated appliances by Miele, including a double oven, an induction hob and an extractor hood. The dining area has fitted seating and space for a family dining table. Completing the ground floor is a useful cloakroom.

The first floor has two double bedrooms, including the sizable, luxury principal bedroom with its front bay window, dressing area, study area and en suite bathroom with a freestanding rolltop bath and a separate walk-in shower enclosure. There is also has a fantastic family bathroom also with a freestanding bath and a walk-in shower.

The two remaining double bedrooms are found on the second floor and are of similar proportions, both with dormer windows, plus a shower room.



Outside

At the front of the property, a wrought-iron gate opens onto the pathway leading to the front door, with the low maintenance front gardens featuring gravel terracing, various shrubs and space for pot plants. Parking is available along St. Mark's Avenue, as well as along the access lane to the rear. The walled garden to the rear provides further low-maintenance space in which to relax, including raised timber decking and patio areas for al fresco dining with built-in bench seating and a timber-framed pergola. Raised railway sleeper beds contains various shrubs and trees, while there is also a small ornamental pond. Gated access from the rear gardens opens onto the lane behind the house.

Distances

- Harrogate town centre 0.5 miles
- Knaresborough 3.9 miles
- Wetherby 8.6 miles
- Leeds 14.5 miles
- York 21 miles

Nearby Schools

- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- Rossett Acre Primary School
- Ashville College
- Rossett School
- Harrogate Grammar School
- St John Fisher Catholic Academy
- St Aidan's C of E High School
- St Peter's C of E Primary School

Nearby Stations

- Hornbeam Park Station
- Harrogate Station
- Pannal Station



Location

The desirable Harrogate is a popular spa town which offers a street-scene showcasing Georgian and Victorian architecture.

The property enjoys an idyllic position close to the 200 acres green open space of The Stray, whilst also being a mere half mile from the town centre which has excellent shopping, leisure, and cultural facilities, plus a number of supermarkets and the world-renowned Bettys Café Tea Room. Leeds Road local amenities are also within close proximity and includes a Sainsbury's Local, a M&S Simply Food store, a pharmacy, bars, and restaurants. The beautiful RHS Harlow Carr gardens is also close by, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale National Landscape, with its many walking, cycling and riding routes, is also within easy reach.

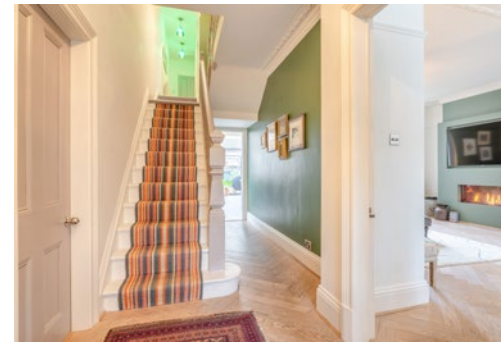
Rail services can be accessed at Harrogate station for journeys to Leeds, York, and London Kings

Cross (2 hours 54 minutes), with services also available from nearby Hornbeam Park.

The area is well connected by road with the A59 linking to the A1(M) for onward journeys northwards to Edinburgh and London to the south. There is also a superb choice of schools, both state and independent, within Harrogate and the surrounding areas.

Key Locations

- Harrogate town centre (historic spa town)
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)





Floorplans

Total internal area 2,446 sq ft (227 sq m)
For identification purposes only.

Directions

HG2 8AE

what3words: ///hiking.sentences.pouch

General

Local Authority: North Yorkshire City Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: F

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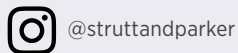
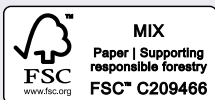
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