

Albert House, Belford Road, Harrogate, HG1 1JA



## Georgian Town House in heart of Harrogate - two separate flats, potential to convert STPP

- Georgian Townhouse in desirable area in centre of Harrogate
- Rare opportunity to acquire for renovation
- Currently presented as two 2 bedroom flats with basement and attic
- Potential to convert to a single dwelling STPP
- Short walking distance to all town centre amenities, bus and train stations

Residential  
**FOR SALE**

**2,125 sq ft**  
(197.42 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,125 sq ft                        |
| Price          | £425,000                           |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

Albert House offers a rare opportunity to acquire a Georgian stone built townhouse in the centre of Harrogate for renovation.

Currently presented as two separate two bedroom flats over the ground and first floor, the property could be converted back to a single dwelling subject to planning permission. It also offers a basement and attic which are currently used as rough storage but have the potential to be developed to a more functional use.

There is a garden and parking area to the front of the property and a paved garden area to the rear.

## Location

Albert House is situated on Belford Place, a desirable area in the centre of Harrogate at its junction with Belford Road and Tower Street, close to Victoria Avenue.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

## Accommodation

The accommodation comprises the following areas:

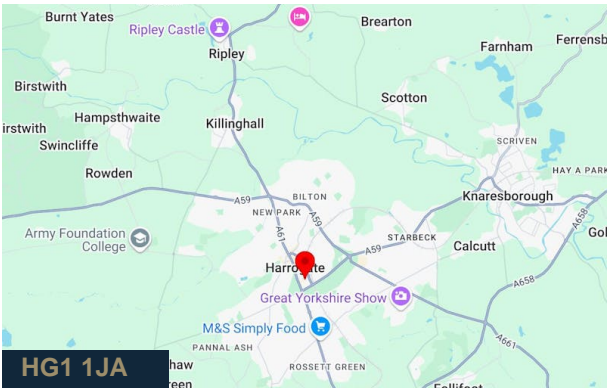
| Name                              | sq ft | sq m   | Availability |
|-----------------------------------|-------|--------|--------------|
| Basement - Storage                | 387   | 35.95  | Available    |
| Ground - Floor Flat B             | 784   | 72.84  | Available    |
| 1st - Floor Flat A                | 728   | 67.63  | Available    |
| Ancillary - Attic - rough storage | 316   | 29.36  | Available    |
| Total                             | 2,215 | 205.78 |              |

## Terms

The property is available freehold with full vacant possession.

## Council Tax

We are informed by North Yorkshire County Council that the property is in Council Tax Band B. Interested parties are advised to contact this authority for further information on 01423 500600.



## Viewing & Further Information

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