



VERITY  
FREARSON

17 ALMSFORD AVENUE, HARROGATE, HG2 8HD

OFFERS OVER £900,000



# 17 ALMSFORD AVENUE,

*Harrogate, HG2 8HD*

**An impressive four / five-bedroom detached house occupying a large plot with detached double garage, situated in this prime position on the south side of Harrogate.**

This characterful 1930s property provides generous and flexible accommodation. On the ground floor there is a generous reception hall with wood-panelled walls that leads to the two main reception rooms, each with bay windows, a well-equipped kitchen and downstairs utility room. There is also ground-floor study with adjoining shower room, meaning that the study could be used as an additional ground floor bedroom with en-suite, if required. Upstairs, there are four good-sized bedrooms, including the main bedroom with an adjoining dressing room which could be used to incorporate an en-suite, if required. There is also a house bathroom and en-suite shower room. The property occupies a large plot has a generous driveway which provides parking and leads to the detached garage and to the rear of the property there is a large and attractive garden with lawn and various sitting areas.



Sitting Room · Study · Shower Room · Family Room · Kitchen · Utility

4 Bedrooms · En-Suite Shower Room · Bathroom · Separate WC

Ample Off-Road Parking · Large Detached Garage With Attached Workshop · Good-Sized Attractive Garden













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large reception hall with wood-panelled walls and under-stairs cupboard.

#### SITTING ROOM

A large reception room with bay window.

#### STUDY

A useful workspace. There is potential to use this room as an additional ground floor bedroom if required, with en-suite shower room.

#### SHOWER ROOM

A wet room with WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

#### FAMILY ROOM

A further reception room with fireplace and wood-burning stove, bay window to rear with glazed patio doors leading to the garden.

#### KITCHEN

With a range of wall and base units, sink and space for appliances. Integrated fridge. Dining area.

#### UTILITY ROOM

With fitted units and integrated fridge / freezer.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with bay window to front and adjoining large dressing room. Potential to create en-suite, if required.

#### BEDROOM 2

A double bedroom with bay window and en-suite shower room.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Heated towel rail.

#### BEDROOM 3

A double bedroom with bay window to rear.

#### BEDROOM 4

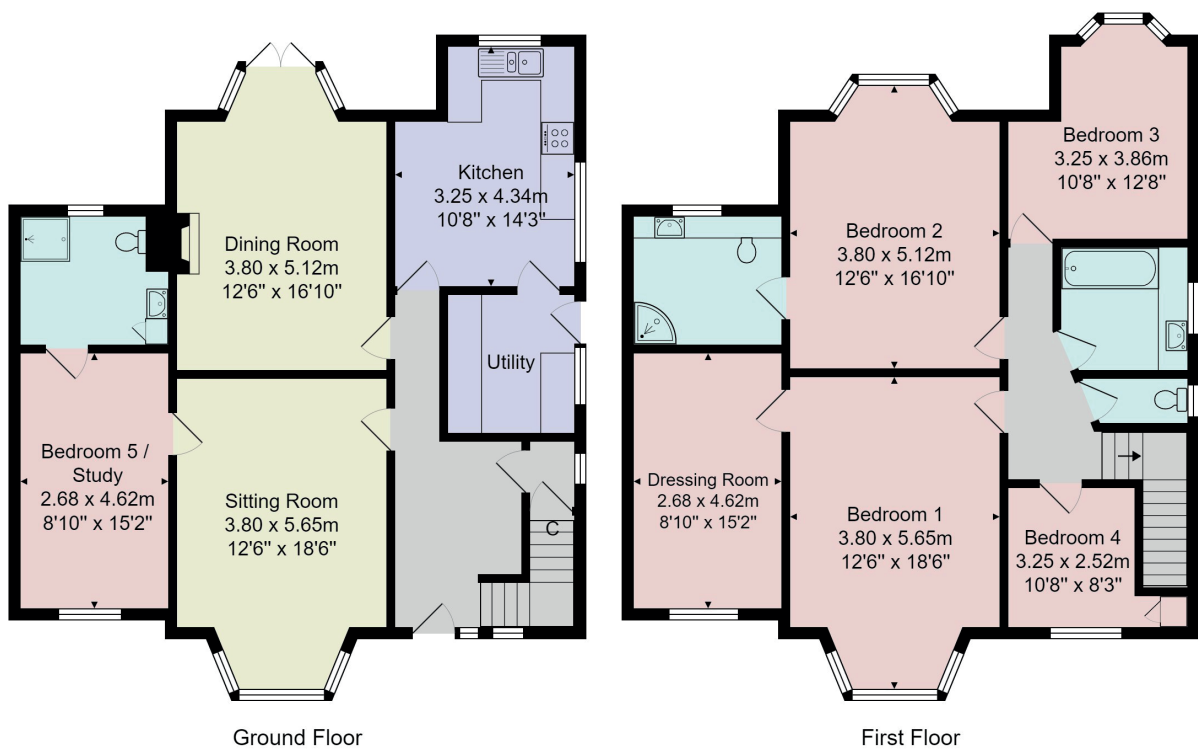
A further bedroom with fitted cupboard.

#### BATHROOM

With washbasin and bath with shower above.

#### SEPARATE WC

# FLOOR PLAN



Total Area: 186.1 m<sup>2</sup> ... 2003 ft<sup>2</sup>

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

The property occupies a generous plot having a driveway providing ample parking and leading to a large detached garage which has light and power and attached workshop. Space and plumbing within the garage for washing machine. The large detached garage has huge potential for development into ancillary accommodation or home office, if required, subject to obtaining the necessary consents. To the rear of the property there is a good-sized and attractive garden with lawn and paved sitting areas. Timber garden shed.

### Position

The property is situated in this sought-after south Harrogate location, well served by local amenities and shops, the Leeds / Ripon bus route, Hornbeam Park railway station and just a short distance from Harrogate town centre.

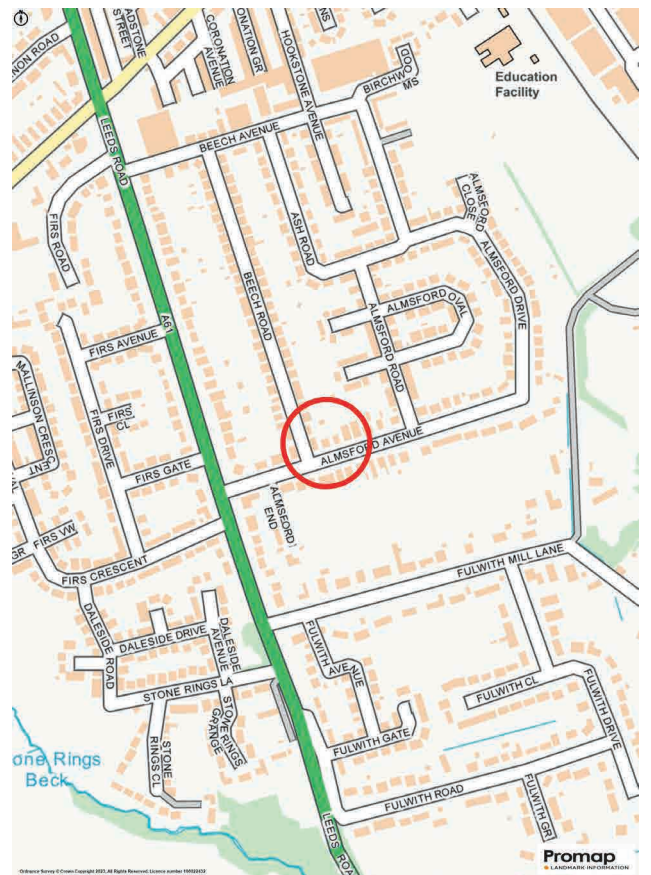
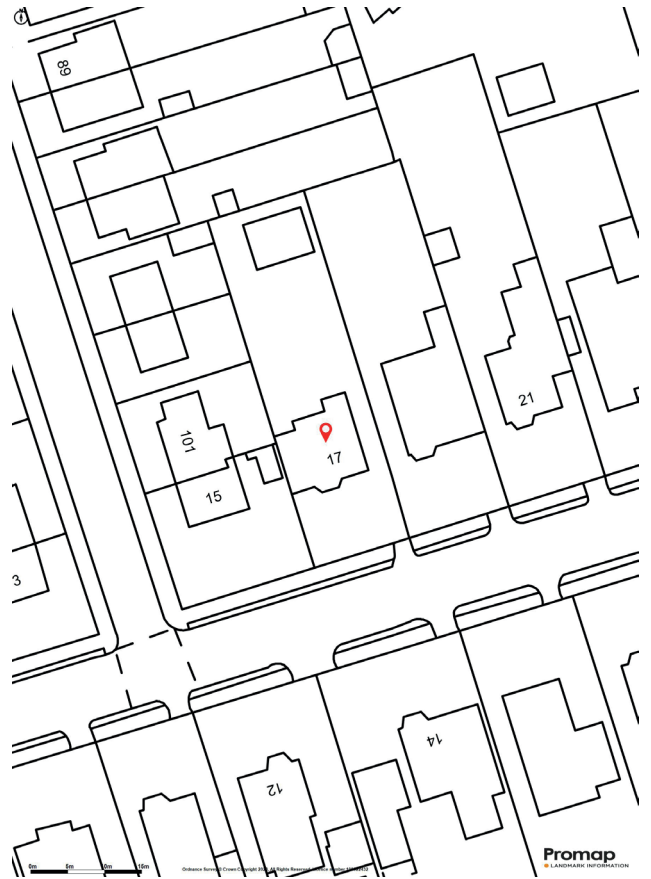
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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