



VERITY
FREARSON

10 ALMSFORD AVENUE, HARROGATE, HG2 8HD

£1,200,000

10 ALMSFORD AVENUE,

Harrogate, HG2 8HD

A beautifully presented four-bedroom detached family home with a very large and attractive garden, situated in this prime south Harrogate position, well served by excellent local amenities and schools.

This charming property has been updated and modernised to a high standard by the current owners, whilst retaining the building's original character and features. On the ground floor there is a large reception hall with original wood-panelled walls that leads to the two principal reception rooms and the stunning open-plan kitchen and living area, which has glazed doors leading to the garden. There is also a downstairs WC and utility room. Upstairs, there are four very good-sized bedrooms, a modern bathroom and en-suite shower room.

A particular feature of the property is the very good-sized garden to the rear with extensive lawned areas, mature well-stocked planted borders as well as a large patio providing entertaining space. A driveway also provides ample parking and there is a very useful garden room / office providing potential work from home space or ancillary accommodation.

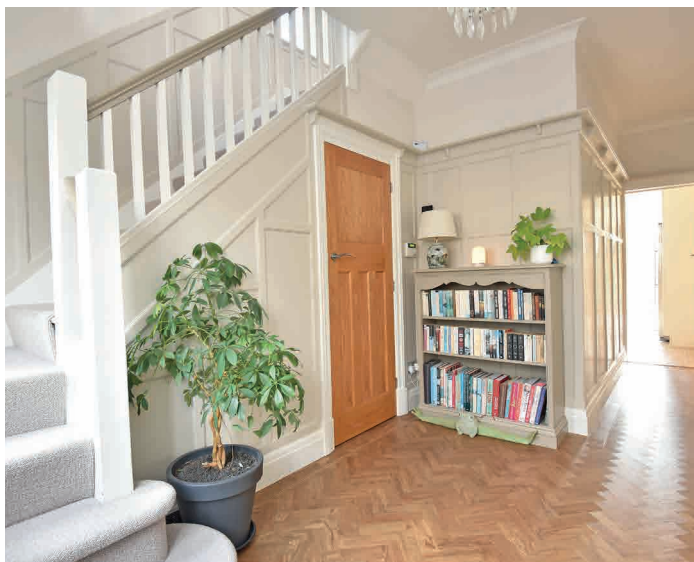


Sitting Room · Dining Room · Living Kitchen · Cloakroom · Utility

4 Bedrooms · Bathroom · En-Suite

Off-Road Parking · Attractive Garden · Shed and Greenhouse · Garden Office/Studio







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With wood-panelled walls and stairs leading to the first floor.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with bay window to the front and further window to side. Stone fireplace with living-flame gas fire.

DINING ROOM

Further reception room with attractive feature fireplace and glazed doors leading to the kitchen.

LIVING KITCHEN

A stunning open-plan kitchen and living area with glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with granite worktops and breakfast bar. Integrated dishwasher, range cooker and free-standing American-style fridge / freezer.

UTILITY ROOM

With fitted worktops, units and sink. Space and plumbing for washing machine and tumble dryer. Window and door to side.

FIRST FLOOR BEDROOM 1

A large double bedroom with bay window to front and further window to side.

BEDROOM 2

A double bedroom with bay window overlooking the garden.

BEDROOM 3

A further good-sized bedroom with fitted wardrobes and window overlooking the garden.

BATHROOM

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

SECOND FLOOR

BEDROOM 4

A further double bedroom with access to eaves storage space.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, basin set with vanity unit and shower.

FLOOR PLAN



Total Area: 209.3 m² ... 2252 ft²
All measurements are approximate and for display purposes only.
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Outside

A driveway provides ample parking. There is a very large and attractive garden with extensive lawn, paved sitting areas and well stocked planted borders. Timber garden shed and greenhouse.

Garden Office/Studio

The garage has been converted to provide additional accommodation providing an ideal space for a self-contained home office or studio.

Position

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

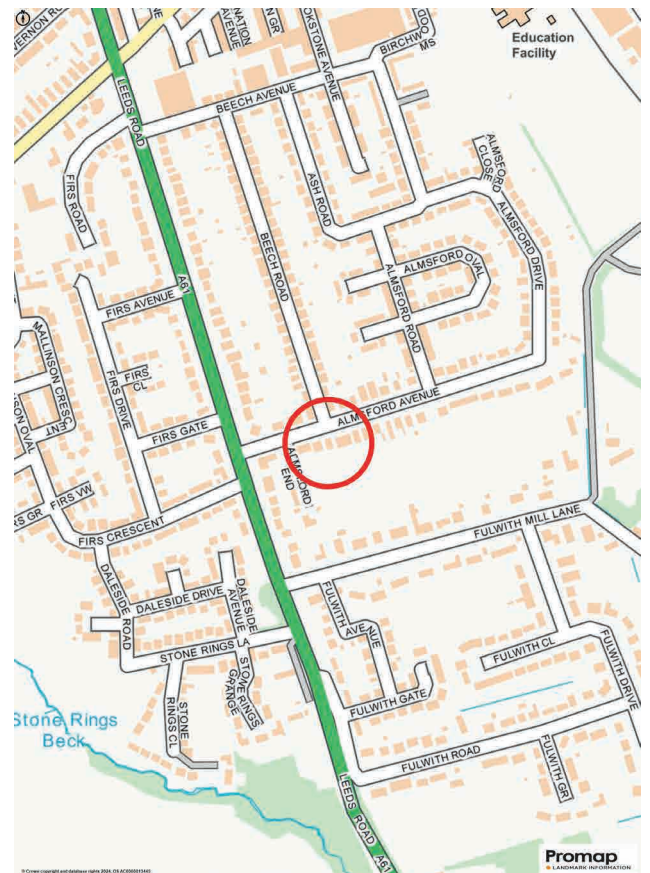
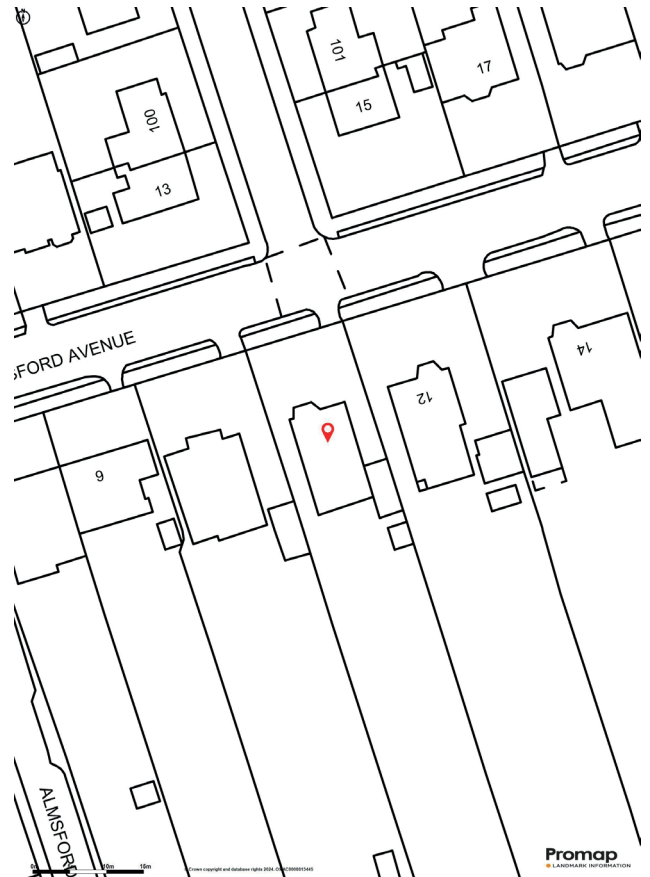
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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