



VERITY
FREARSON

23 ALMSFORD ROAD, HARROGATE, HG2 8EQ

£550,000

23 ALMSFORD ROAD,

Harrogate, HG2 8EQ

A fantastic opportunity to purchase a well-presented four-bedroom detached home situated in this delightful position in this desirable south Harrogate position, well served by excellent local amenities.

This super property provides spacious and well-presented accommodation comprising a large sitting room, together with separate dining room, well-equipped kitchen, utility area and downstairs WC. There is also a conservatory extension providing an additional sitting area overlooking the attractive garden. Upstairs, there are four bedrooms and a bathroom. A driveway provides parking and leads to an integral garage and there is an attractive garden to the rear.

The property is situated in a quiet position on the south side of Harrogate, close to popular local primary and secondary schools. Harrogate town centre is just a short distance away, via the famous Harrogate Stray.



2 Reception Rooms · Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Integral Garage · Southwest-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with feature fireplace with electric fire.

DINING ROOM

A further good-sized reception room with glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

With a range of fitted units with gas hob, integrated oven and space for appliances. Window overlooks the garden.

UTILITY ROOM

With fitted worktop and space and plumbing for appliances. Door to rear garden and a door leads to the integral garage.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE

A white suite with basin and shower. Fully tiled walls and floor.

BEDROOM 2

A further good-sized bedroom with built-in wardrobe.

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

A further bedroom.

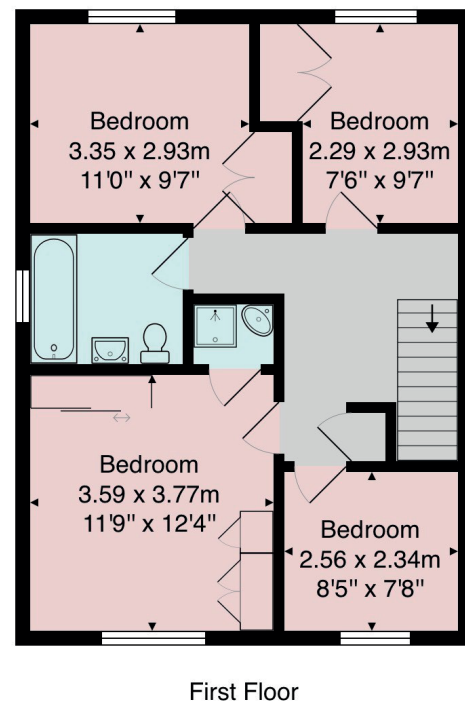
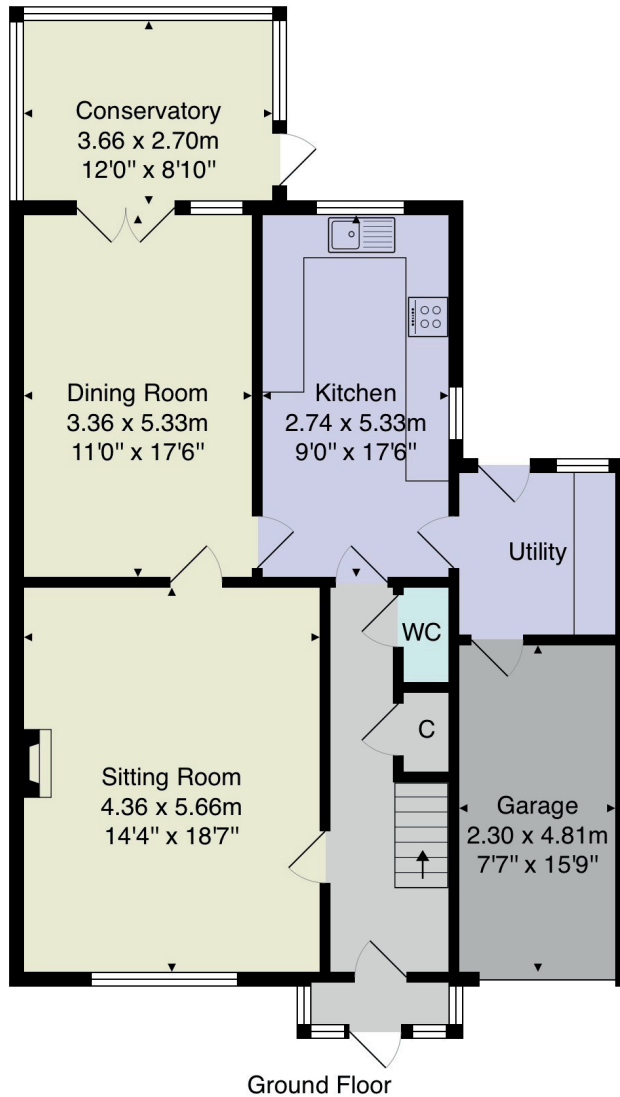
BATHROOM

A white suite with WC, washbasin set within a vanity unit, and bath with shower above.

LOFT

A loft ladder provides access to a part-boarded loft.

FLOOR PLAN



Total Area: 156.3 m² ... 1683 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

A driveway provides parking and leads to an integral signal garage. To the rear there is an attractive southwest-facing garden with lawn and sitting area and garden shed.

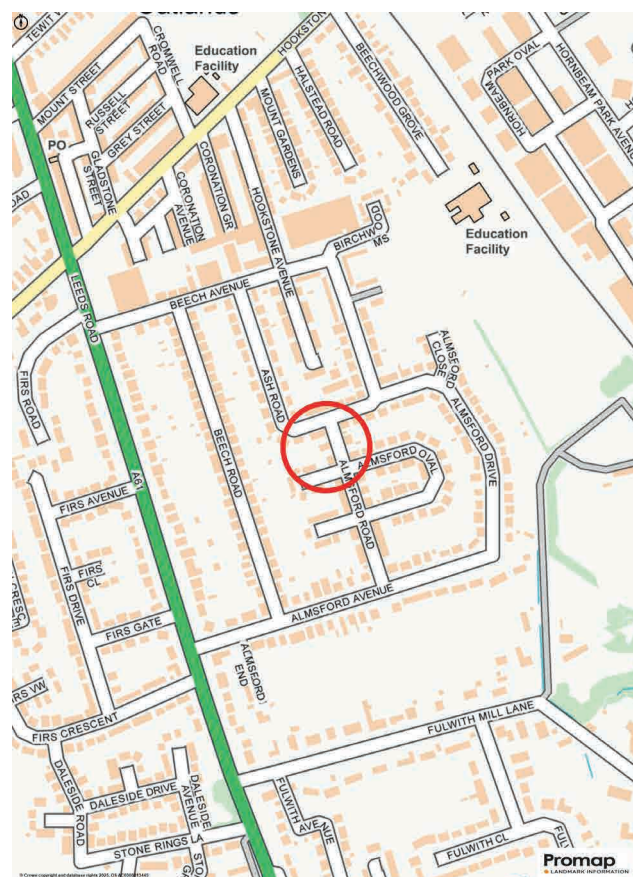
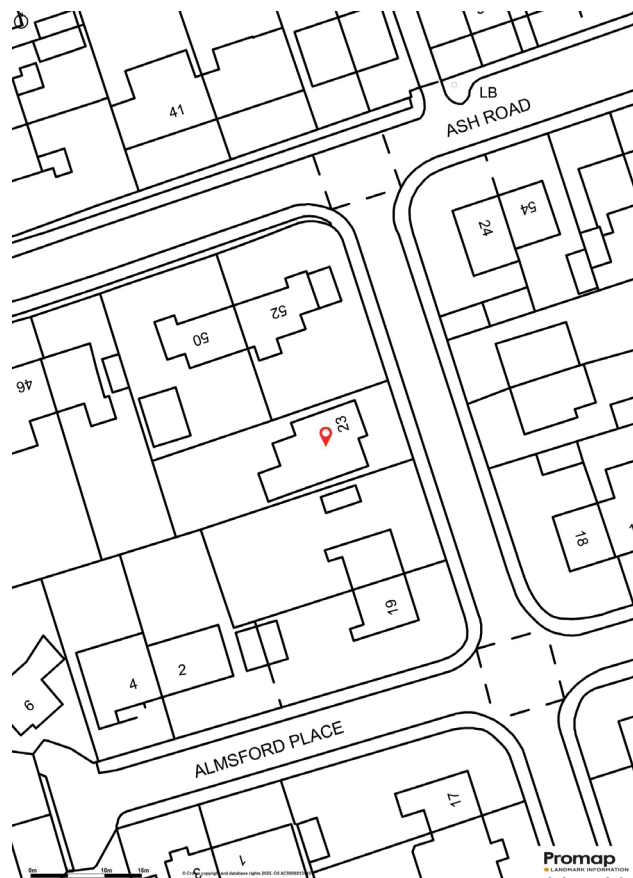
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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