# VERITY FREARSON

### THE HARROGATE ESTATE AGENT

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30 Albert Road, Harrogate, North Yorkshire, HG1 4HX

£275,000



## 30 Albert Road, Harrogate, North Yorkshire, HG1 4HX

An attractive and beautifully presented three-bedroom middle-ofterrace stone-fronted property, providing spacious accommodation situated in a quiet and desirable residential street.

The property provides well-appointed accommodation comprising a sitting room and dining room, both with wood-burning stoves, together with a stylish modern fitted kitchen. On the first floor there are three bedrooms, and a modern bathroom with under-floor heating. An enclosed landscaped garden to the rear provides a pleasant outdoor entertaining space.

The property is situated in a quiet and popular location on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre.











#### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

A spacious reception room with wood-burning stove. Bay window to front, fitted cabinet and shelving.

#### DINING ROOM

A further reception room with patio doors to garden. Wood-burning stove and wood-panelled walls.

#### **KITCHEN**

A stylish modern kitchen with a range of wall and base units and quartz worktops. Induction hob, oven and microwave and integrated dishwasher, washing machine and fridge / freezer.

#### FIRST FLOOR

**BEDROOM 1** A double bedroom with fitted wardrobes.

#### **BEDROOM 2**

A double bedroom with fitted wardrobes.

#### **BEDROOM 3**

A further good-sized bedroom.

#### BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail. Tiled flooring with under-floor heating.

#### OUTSIDE

There is an attractive courtyard gardens to the rear with artificial grass, paving and planted borders.

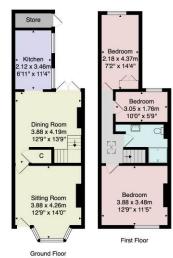
#### AGENT'S NOTE

There is a Hive gas central heating system.

Tenure - Freehold

Council Tax Band - B





Total Area: 81.8 m² ... 380 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

### **Verity Frearson**

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For all enquiries contact us on:



