



61 Almsford Drive, Harrogate, North Yorkshire, HG2 8ED

**£425,000**

Offers Over



## 61 Almsford Drive, Harrogate, North Yorkshire, HG2 8ED

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A spacious and well-presented four bedroom semi-detached house with attractive gardens and garage, situated in this popular and convenient location on the south side of Harrogate.

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This excellent home provides generous and flexible accommodation. On the ground floor there is a sitting room, together with separate dining room and modern kitchen. The property has been extended to provide an additional ground-floor room, which could provide a fourth bedroom or additional reception room if required, and a downstairs modern shower room. Upstairs, there are three good-sized bedrooms and a shower room. The property occupies a generous corner plot with attractive gardens, driveway and garage.

The property is situated in an extremely convenient and popular location just off Leeds Road, close to the local shopping parade, M&S Food Hall, excellent local schools and Hornbeam Park railway station. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window to front and fireplace with open fire.

### **DINING ROOM**

A further reception room with glazed doors overlooking the garden.

### **KITCHEN**

With a range of modern fitted units with oak worktops. Induction hob, integrated oven, integrated fridge / freezer, washing machine and dishwasher. Tiled flooring.

### **BEDROOM 4 / FAMILY ROOM**

A further reception room or ground-floor double bedroom. Windows to two sides.

### **SHOWER ROOM**

A useful ground-floor shower room with modern white suite comprising WC, washbasin set with vanity unit, and shower. Fitted cupboard.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further good-sized double bedroom.

### **BEDROOM 3**

A further bedroom with fitted wardrobes.

### **SHOWER ROOM**

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail. Built-in cupboard.

### **OUTSIDE**

The property occupies a generous corner plot. There is an attractive garden with extensive paved sitting areas and well-stocked planted borders. A driveway provides parking and leads to a single garage.

### **AGENT'S NOTE**

The property has the benefit of gas central heating.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 101.2 m<sup>2</sup> ... 1089 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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