



VERITY
FREARSON

27 ALMSFORD AVENUE, HARROGATE, HG2 8HD

OFFERS OVER £900,000

27 ALMSFORD AVENUE,

Harrogate, HG2 8HD

A spacious and well presented four bedroom detached home, with attractive garden and double tandem garage, situated in this desirable South Harrogate position.

This impressive family home provides generous and flexible accommodation which has been very well maintained, and has the benefit of a new roof. On the ground floor there is a spacious reception hall with wood panelled walls which leads to the two large reception rooms (each with bay windows), a well equipped kitchen, utility and downstairs WC. Upstairs there are four good sized bedrooms, a bathroom and ensuite shower room. The property occupies a large plot with attractive gardens with well stocked planted borders, a driveway and double tandem garage. The property is situated on this desirable residential street, just off Leeds Road, which is well served by excellent local amenities including parade of shops along Leeds Road and M&S food hall, is within an easy walking distance of Hornbeam Park railway station and is well served by popular primary and secondary schools. Offered for sale with no onward chain.



Sitting Room - Dining Room - Kitchen - Utility - Downstairs WC

Four Bedrooms - Bathroom - Ensuite Shower Room

Large & Attractive Garden - Parking - Double Tandem Garage







ACCOMMODATION

Ground Floor

Reception Hall

A spacious reception hall with wood panelled walls.

Sitting Room

A spacious reception room with bay window to front and further window to side. Feature fireplace with living flame gas fire.

Dining Room

A further large reception room with bay window to rear and glazed door leading to the garden. Feature fireplace with living flame gas fire.

Cloakroom

With WC and basin.

Kitchen

With a range of fitted wall and base units with granite worktops and breakfast bar. Range cooker and freestanding appliances, which can be included in the sale.

Utility

With fitted units, worktop and sink. Space and plumbing for appliances, which can be included in the sale..

First Floor

Bedroom 1

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

Bedroom 2

A double bedroom with bay window to rear overlooking the garden. Fitted wardrobes and dressing table. Ensuite

shower room.

Ensuite

With WC, basin set with vanity unit and shower.

Bedroom 3

A further double bedroom with window overlooking the garden.

Bedroom 4

A further bedroom.

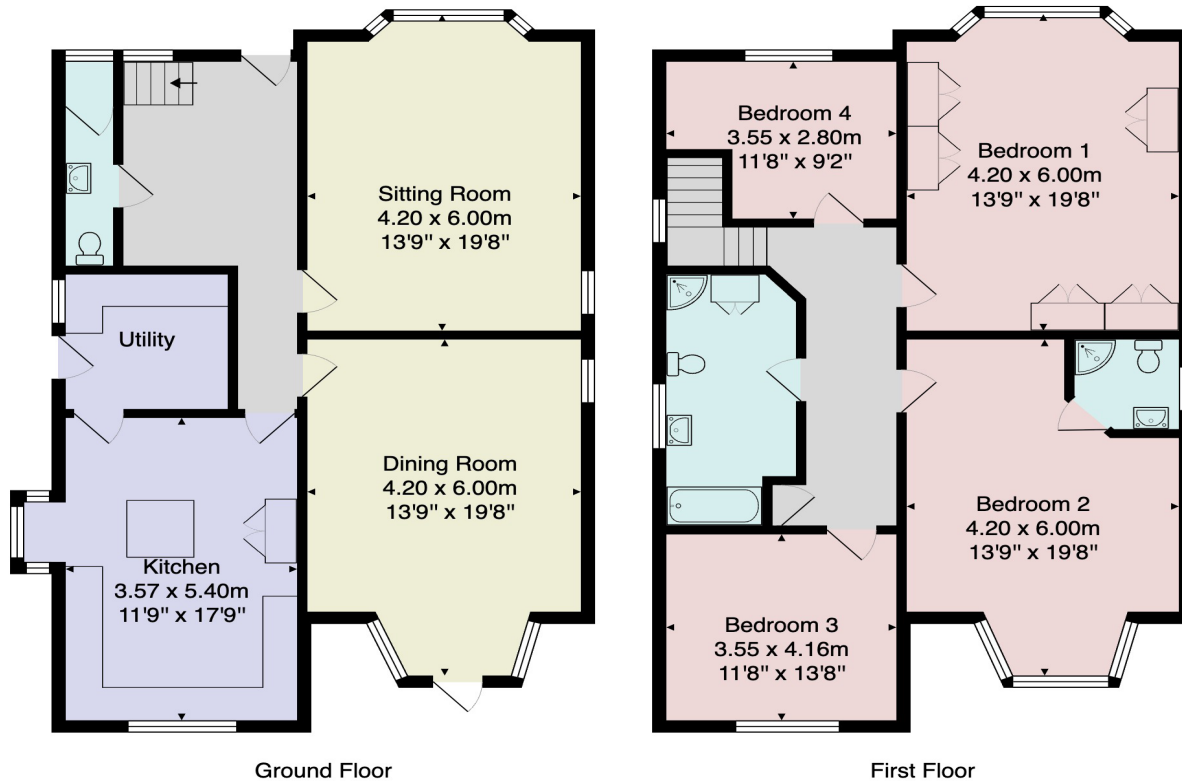
Bathroom

A white suite comprising WC, basin set with a vanity unit, bath and shower. Fitted cupboard.

Loft

A pulldown ladder provides access to a part boarded loft where there is excellent storage space and the boiler which is approximately four years old.

FLOOR PLAN



Total Area: 179.3 m² ... 1930 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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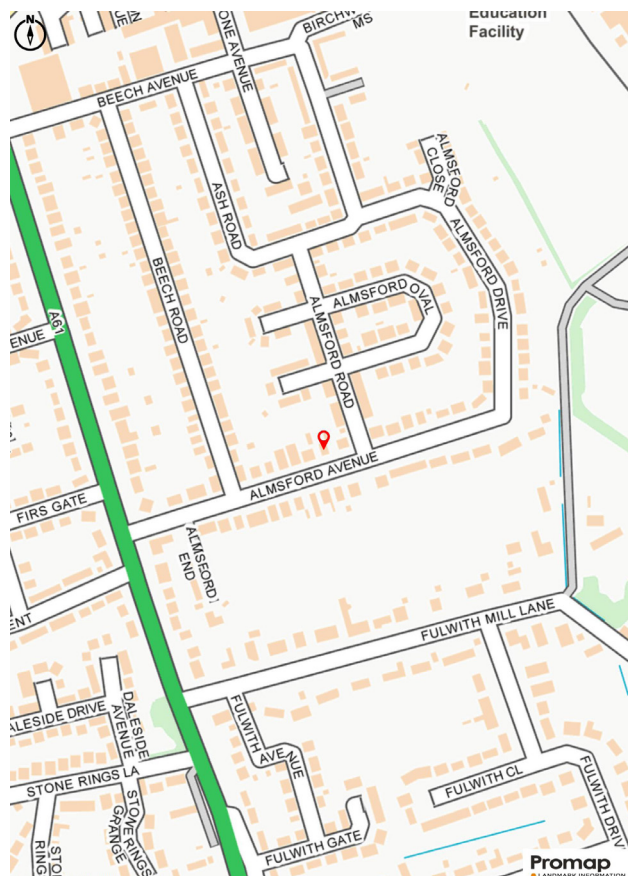
A drive provides parking and it leads to a double tandem garage. There is a good sized and attractive rear garden with lawn, paved sitting areas and well stocked planted borders. There is also a summer house and timber garden shed.

The property has the benefit of a new roof, approximately two years old.

Services

Tenure

Freehold



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