

HUNTERS[®]

HERE TO GET *you* THERE



Albert Road

Harrogate, HG1 4HX

Guide Price £300,000



Council Tax: C



40 Albert Road

Harrogate, HG1 4HX

Guide Price £300,000



Entrance Hall

Access via UPVC glazed door, full height UPVC double glazed window to front elevation, radiator, stairs to first floor, doors to:

Lounge

11'9" x 11'4" (3.60 x 3.47)

UPVC double glazed bay window to front elevation, radiator.

Dining Room

12'0" x 11'5" (3.67 x 3.48)

UPVC double glazed French doors to rear garden, radiator, door to:

Kitchen

11'5" x 7'11" (3.49 x 2.43)

Modern range of wall and base mounted units with working surfaces over with inset resin sink unit and mixer tap, inset four ring ceramic hob with extractor hood over and double built in oven, integrated fridge freezer and washing machine, larder cupboard, radiator, UPVC double glazed window to rear elevation.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

13'5" x 11'10" (4.10 x 3.62)

UPVC double glazed bay window to front elevation, radiator.

Bedroom Two

11'5" x 10'10" (3.48 x 3.32)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

6'11" x 6'8" (2.13 x 2.04)

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mains sower over and glazed screen, low level WC, wall mounted sink unit with cupboards under, mirrored vanity unit, chrome heated towel rail, extractor fan, part tiled walls, UPVC double glazed window to rear elevation.

Outside

To the front of the property is a low maintenance paved garden with gate and pathway leading to front door. Side access leads to a rear garden with lawn area and paved seating areas and timber shed.

EPC

Environmental impact as this property produces 3.2 tonnes of CO₂.

Material Information

Tenure Type; Freehold - UNREGISTERED TITLE - registration with Land registry.

Council Tax Banding; C

EPC: C

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb three bedroom semi detached family home, with generous rear garden, having undergone an extensive programme of refurbishment by the current owners. The property is situated in a sought after Bilton location, close to the wide ranging amenities on offer.

With extensive UPVC double glazing and gas central heating, the accommodation benefits from a high standard of presentation throughout and comprises: Entrance hallway, lounge with bay window, dining room with double doors opening to the rear garden, newly fitted kitchen with integrated appliances, three first floor bedrooms and a newly fitted bathroom.

To the outside is a low maintenance garden to the front with gate and pathway to the front door. The rear garden has a lawn area, large paved hardstanding area, timber shed and block paved patio and pathway.

- NO CHAIN
- Newly fitted kitchen with integrated appliances
- Two reception rooms
- Sought after Bilton location
- Viewing highly recommended
- Refurbished family home
- Newly fitted bathroom
- Gardens front & rear
- Newly fitted central heating system
- Close to local amenities



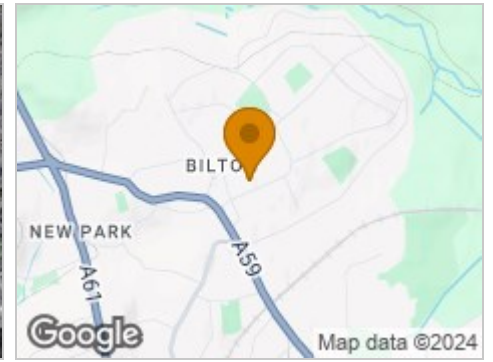
Road Map



Hybrid Map

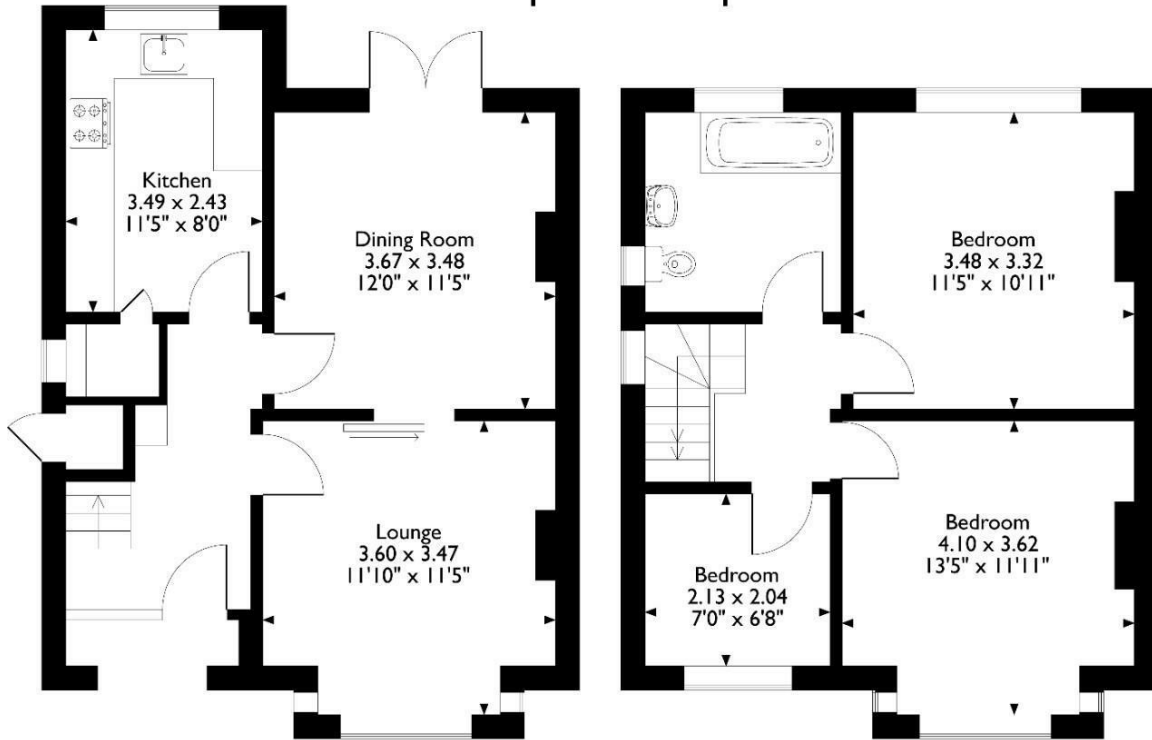


Terrain Map



Floor Plan

40 Albert Road, Harrogate, North Yorkshire Approximate Gross Internal Area 87 Sq M/937 Sq Ft



Ground Floor

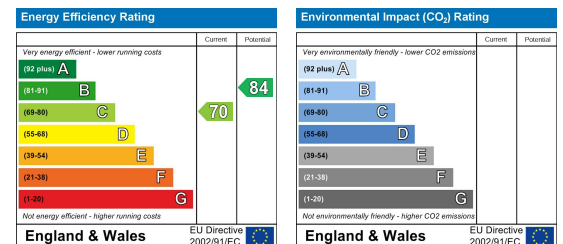
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.