



Albert Place, Harrogate, HG1 4QA

- STUNNING REFURBISHED HOME
- Utility room & guest WC
- Immaculate presentation throughout
- Enclosed rear courtyard garden
- Two spacious reception room
- Stylish modern kitchen
- Modern first floor house bathroom with separate double walk-in shower
- Immediate access to local amenities including Starbeck railway station
- Re-roofed in the last two years
- Council Tax Band B

Guide Price £240,000



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DESCRIPTION

Hunters are delighted to bring to the market this superb two bedroom period mid-terrace home, situated in a highly sought after cul-de-sac location, with the convenience of immediate access to wide ranging amenities on the high street, including Starbeck railway station.

Refurbished to a very high standard throughout, to include a new roof, the immaculate accommodation comprises: Entrance hallway, lounge with bay fronted window, open plan to dining room, a stylish modern kitchen with integrated appliances and utility room with guest WC. A first floor landing serves two generous bedrooms and modern house bathroom with separate double shower cubicle.

To the outside, the property has the benefit for a forecourt garden to the front and to the rear is an attractive, enclosed courtyard garden, ideal for entertaining, with gate leading the the rear.

EPC
Energy rating D
This property produces 3.9 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B







Total floor area 72.1 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

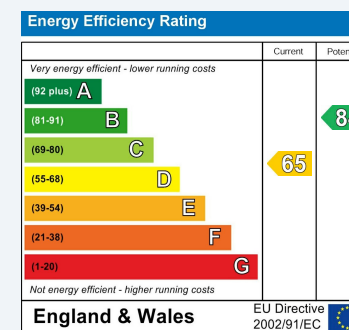
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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