

39 ALMSFORD AVENUE
HARROGATE
HG2 8HE



NICHOLLS
TYREMAN

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A fabulous opportunity to purchase this large, detached family property located to the favoured south side of town, on a wide tree lined avenue.

Entrance Hall | Living Room | Dining Room | Family Room | Dining Kitchen with Utility Area | Cloakroom with wc

Four Bedrooms | Balcony | House Bathroom | Separate Shower Room

Large Gardens | Double Garage

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£900,000





The property occupies a very large plot with ample space to extend, subject to the usual consents, and truly requires an internal inspection to appreciate the vast potential it offers.

Almsford Avenue is situated within easy reach of the Leeds Road shopping parades, local schools and rail services from both Pannal and Hornbeam Park, along with Harrogate town centre being only a short distance away.

The accommodation comprises: Entrance hall, ground floor cloakroom, living room with open fire, large open plan dining kitchen with utility area, separate dining room, family room and inner hallway with useful storage cupboards and staircase leading to the first floor. To the first floor the principal bedroom has a door to the balcony, three further double bedrooms, house bathroom and separate shower room.





OUTSIDE

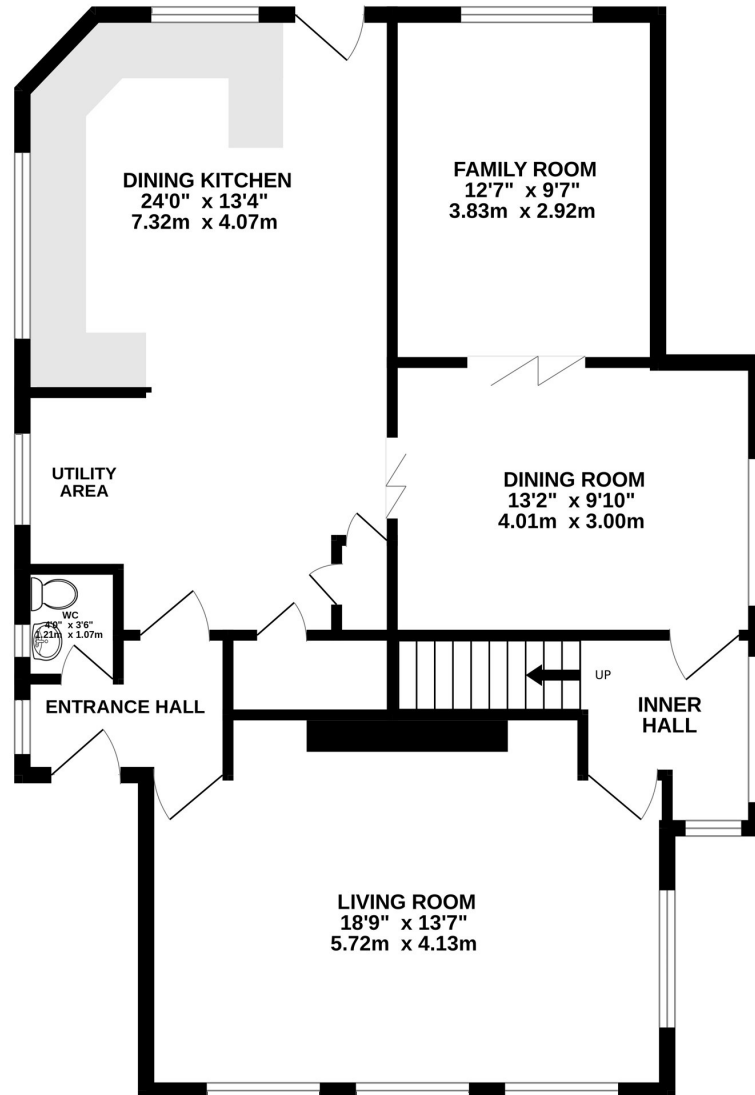
To the front of the property are large lawned gardens with a pathway to the front door.

An extremely wide side driveway leads to...
Double Garage 19'8" x 15'6"

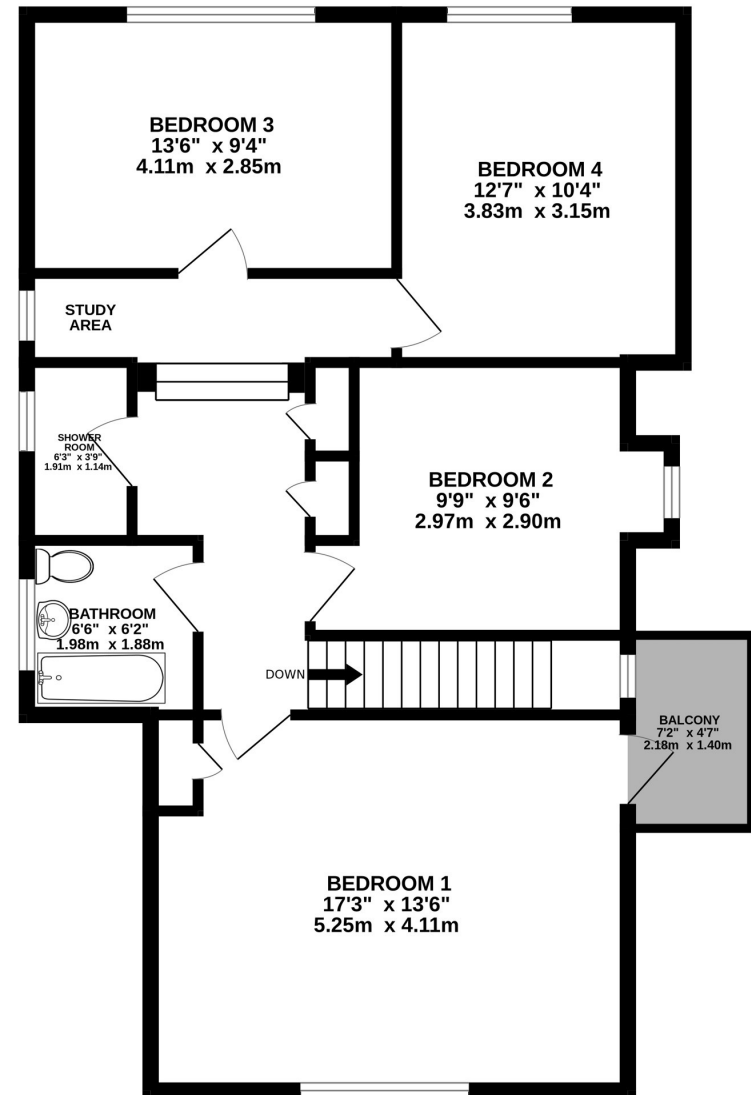
Pathways lead to the rear of the property where there is a flagged patio, large lawned gardens with mature, well stocked flowering borders, specimen plants, hedges and trees, including a beautiful weeping willow tree.



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
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WWW.NICHOLLSTYREMAN.COM

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