



Albert Road, Harrogate, Yorkshire, HG1 4HX

- 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

Guide Price £300,000

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HERE TO GET *you* THERE

Albert Road, Harrogate, Yorkshire, HG1 4HX

DESCRIPTION

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.

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"

UPVC double glazed bay window to front elevation, radiator.

Dining Room

12'0" x 11'5"

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

Kitchen

11'5" x 7'11"

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"

UPVC double glazed bay window to front elevation, radiator.

Bedroom Two

11'5" x 10'10"

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

6'11" x 6'8"

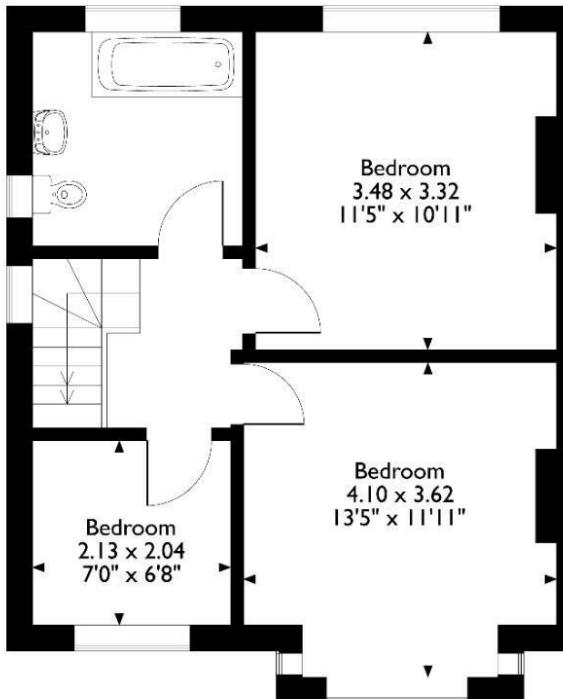
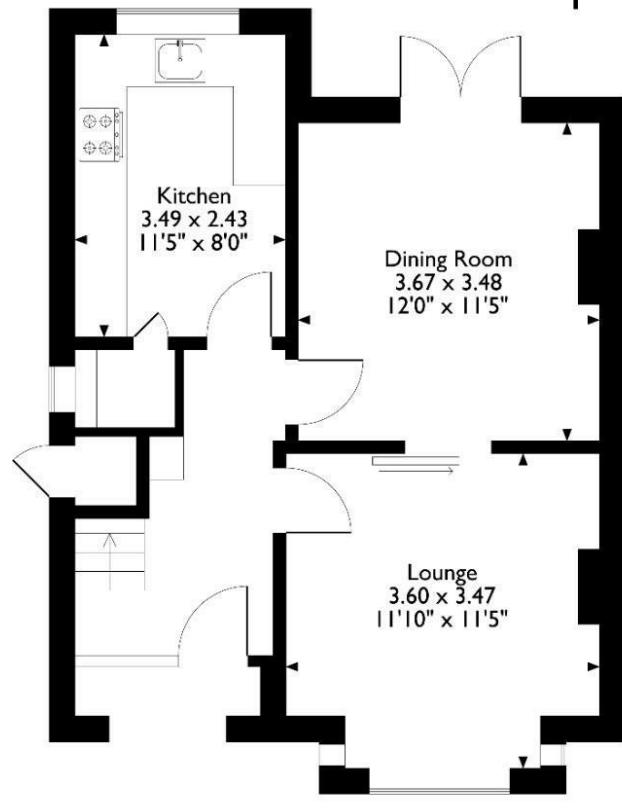
UPVC double glazed window to front elevation, radiator.





40 Albert Road, Harrogate, North Yorkshire

Approximate Gross Internal Area 87 Sq M/937 Sq Ft



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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.