



VERITY  
FREARSON

33 ALMSFORD AVENUE, HARROGATE, HG2 8HE

OFFERS OVER £900,000



## 33 ALMSFORD AVENUE,

*Harrogate, HG2 8HE*

**An impressive and individual detached five-bedroom family home with established wrap-around gardens, located on the favoured south side of Harrogate, well served by excellent local amenities.**

This excellent property offers spacious and well-balanced accommodation extending to nearly 3,000 square feet, featuring a generous sitting room, separate dining room, kitchen, utility, family room, and guest WC. Upstairs there are five well-proportioned bedrooms, a Jack-and-Jill en-suite shower room, house bathroom, while outside the property enjoys well-established wrap-around private gardens, ample driveway parking, and a tandem garage.

This superb home enjoys a very attractive position within walking distance of excellent state and private schools, a Marks and Spencer Food Hall, Hornbeam Park railway station and a fashionable local shopping parade.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Double Bedrooms · Study · Jack-And-Jill En-Suite · House Bathroom

Off-Road Parking · Large Tandem Garage · Wrap-Around Lawned Garden













## ACCOMMODATION

### GROUND FLOOR

A welcoming central reception hall with panelled walls and guest WC off leads to a fantastic spacious sitting room with feature fireplace, bay window overlooking the front garden and French doors out to a private terrace. This impressive reception room leads through to a dual-aspect dining room overlooking the gardens, with an adjacent fully fitted kitchen with integrated appliances and central island unit, useful separate utility area, and a separate family room / study completing the ground-floor accommodation.

### FIRST FLOOR

Upstairs, a light-filled landing leads to five good-sized bedrooms, study, house bathroom with separate bath and shower, and a Jack-and-Jill en-suite shower room servicing two of the bedrooms.

# FLOOR PLAN



Total Area: 274.5 m<sup>2</sup> ... 2954 ft<sup>2</sup>

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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## Outside

The property occupies a generous corner plot with a block-paved driveway providing ample off-street parking in front of a large tandem garage. A mature hedge lined boundary provides a high degree of privacy, with various paved terraces and areas of lawn creating a delightful wrap-around garden which is the ideal place to follow the sun throughout the day. Almsford Avenue is a popular street situated in the desirable south side of Harrogate, just off Leeds Road, well served by excellent local amenities, including shops and schools. The property is just a short distance from Harrogate town centre and the Stray.

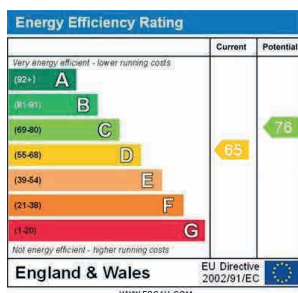
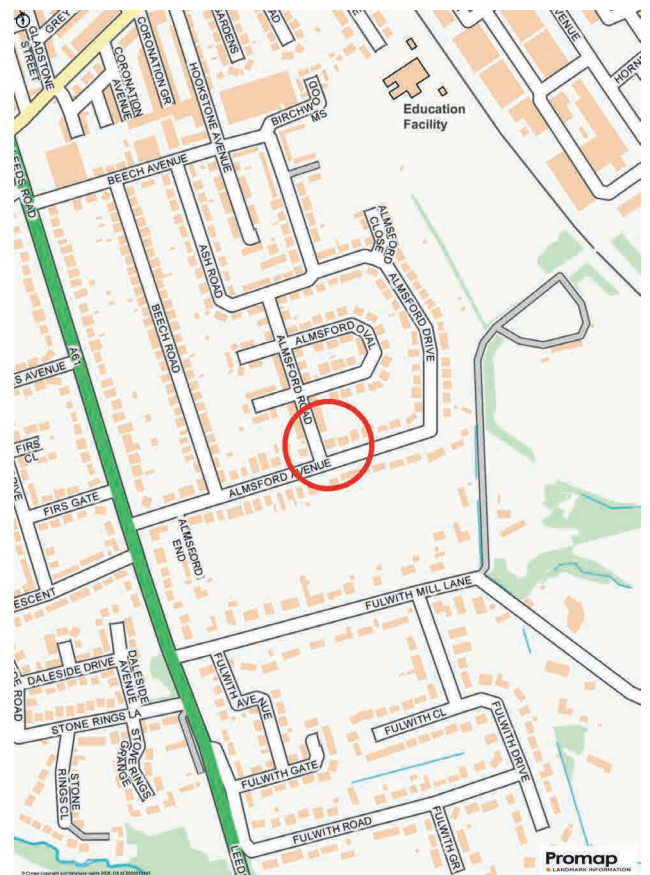
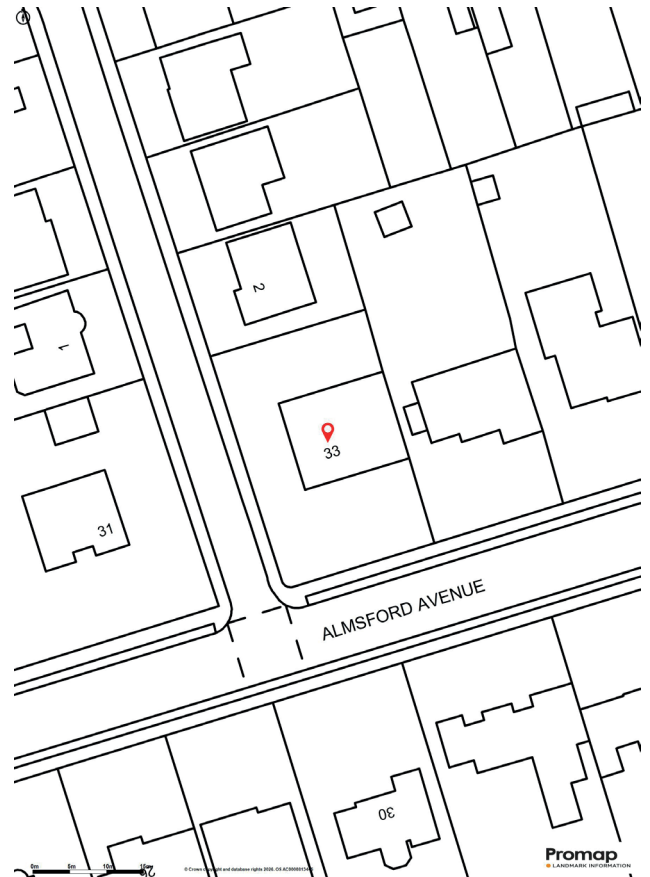
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Harrogate

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