



10 Albany Road, Harrogate

£310,000 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and immaculately presented four-bedroom mid-terrace home, offering well-appointed accommodation arranged over three floors and situated in this convenient and highly sought-after residential location, close to local amenities, schools and transport links.

The property is situated in this convenient location, well served by excellent local amenities and just a short distance from Harrogate town centre.

This excellent family home offers deceptively spacious accommodation, presented to a high standard throughout, and an early viewing is strongly recommended to appreciate all that it has to offer.

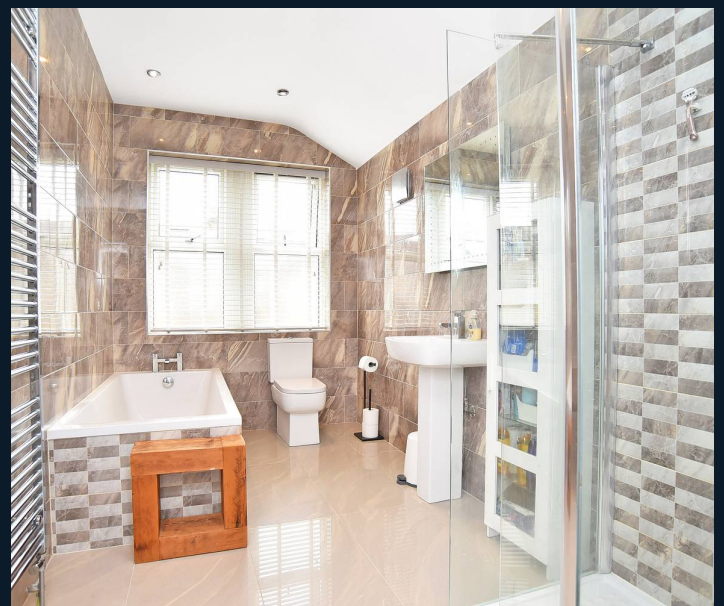
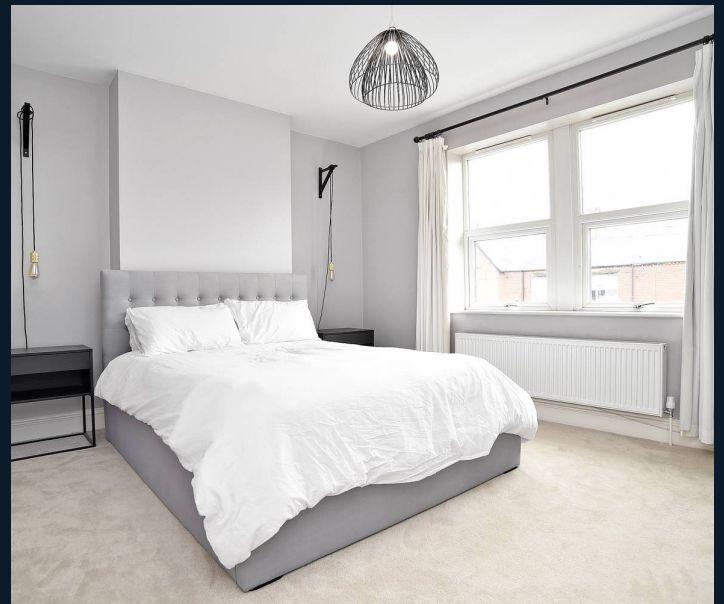
EPC: D. Council Tax: C. Freehold



The accommodation comprises a welcoming entrance hall leading to a bay-fronted sitting room, featuring an attractive period-style fireplace, bespoke fitted shelving and a large bay window which floods the room with natural light. To the rear of the property is a spacious dining room, providing an excellent family and entertaining space with ample room for a large dining table and a decorative fireplace. The dining room opens through to a contemporary fitted kitchen, which is appointed with a comprehensive range of high-gloss wall and base units, complementary work surfaces and integrated appliances, offering excellent storage and preparation space. A side entrance door provides direct access to the courtyard garden.

To the first floor are two generous double bedrooms, both beautifully presented and enjoying excellent natural light. The principal bedroom is particularly spacious, whilst the second bedroom provides flexible accommodation suitable for family living, guests or home working. Also on this floor is a stylish and exceptionally spacious house bathroom, fitted with a modern white suite comprising a panelled bath, separate walk-in shower enclosure, wash hand basin and WC, complemented by attractive tiling and a heated towel rail.

The second floor provides two further well-proportioned bedrooms. Bedroom three is a generous double room with useful built-in storage and ample space for furniture, whilst bedroom four is currently utilised as a nursery and would also make an ideal child's bedroom, guest room or home office. Both rooms benefit from characterful sloping ceilings and large windows providing excellent levels of natural light.





Total Area: 121.0 m² ... 1302 ft²

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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