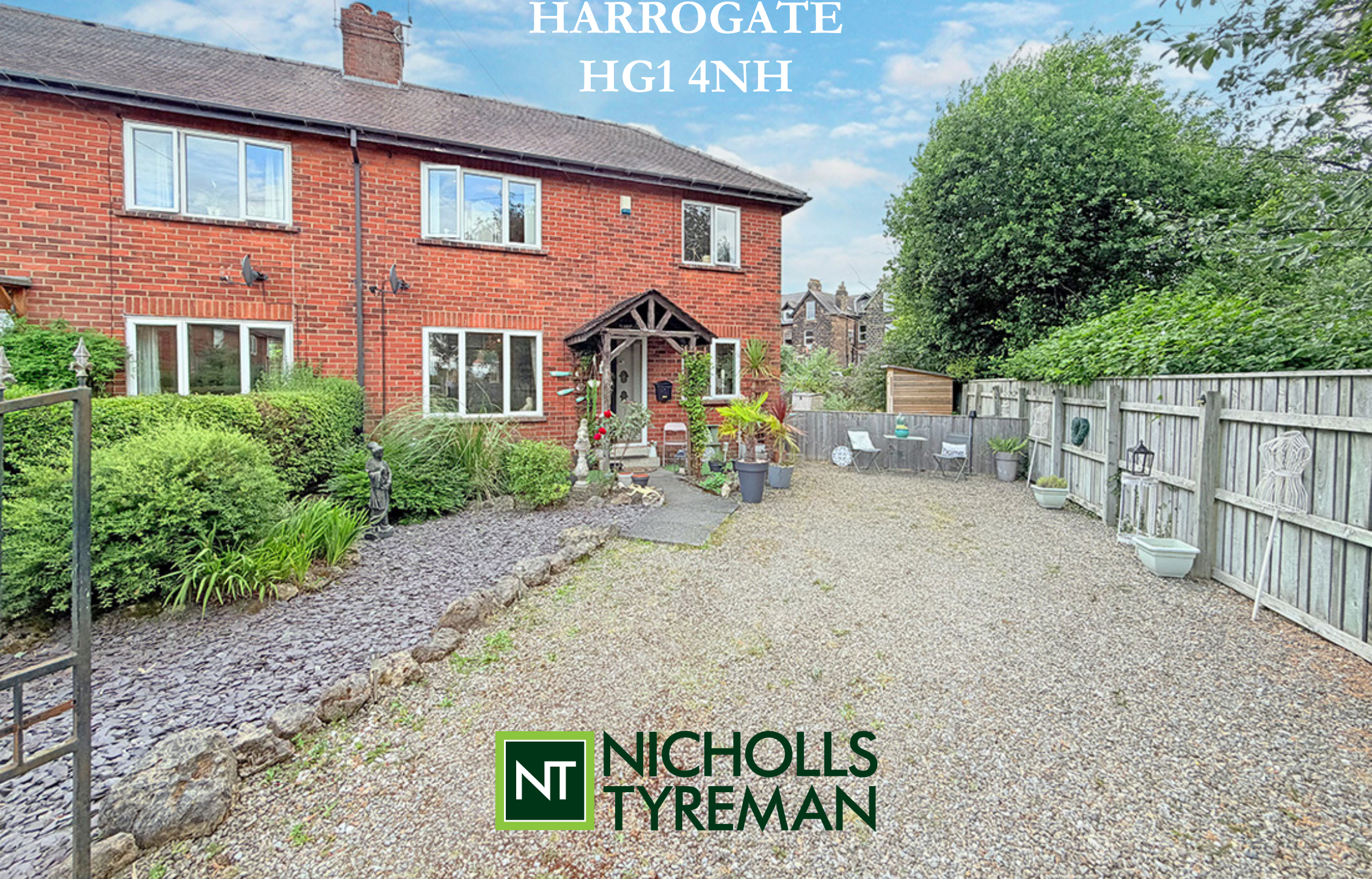


11 ALBANY AVENUE
HARROGATE
HG1 4NH



11 ALBANY AVENUE | HARROGATE | HG1 4NH

This two-bedroom semi-detached property presents an excellent opportunity to acquire a home that is ready to move into, while also offering exceptional potential for extension and further enhancement to suit your individual requirements. Occupying a larger than average plot for the area, the property boasts a generous plot that provide excellent potential to extend the existing accommodation (subject to obtaining the necessary planning consents).

This makes it an ideal project for buyers looking to create a spacious family home tailored to their exact requirements.

Entrance Vestibule | Living Room | Kitchen

Two Bedrooms | Bathroom

Garden

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

£265,000





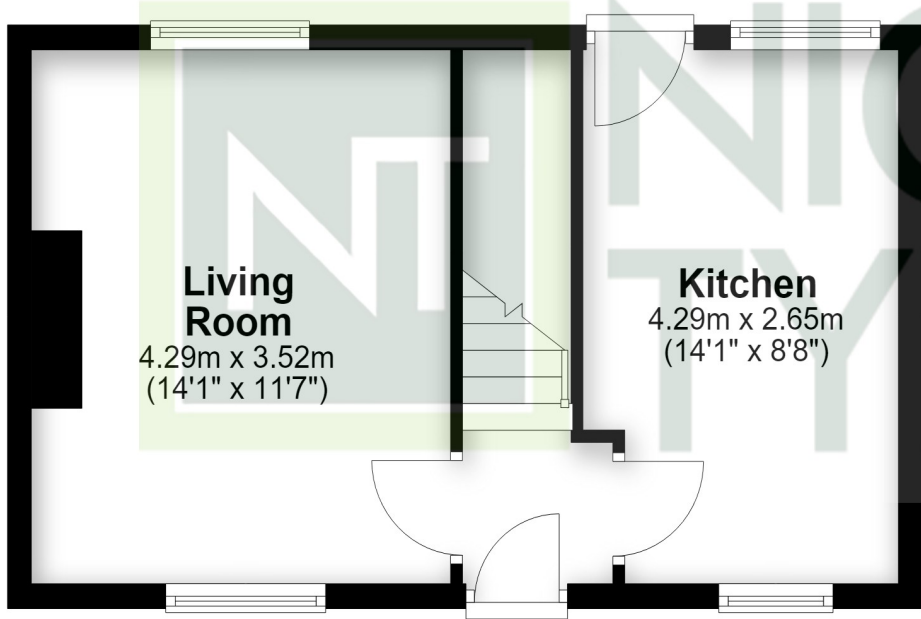
Currently perfectly habitable, the accommodation allows purchasers the flexibility to move in straight away and carry out any improvements or extensions at their own pace. With its blank canvas appeal, this home is brimming with potential for those with vision and creativity.

Situated on Albany Avenue in the desirable residential area of Bilton, this property benefits from strong transport links, with regular bus services providing easy access to Harrogate town centre and excellent rail connections from nearby stations to Leeds, York and London. The area is served by excellent schools and offers a wealth of local amenities, including shops, parks, green spaces and community facilities. It provides the perfect setting for family life, combining suburban tranquility with convenient access to both the vibrant town centre and beautiful surrounding countryside.

This property offers a rare chance to acquire a home with such significant upside in terms of space and development opportunity. Early viewing is strongly advised to appreciate the full potential on offer.



Ground Floor



First Floor



Total area: approx. 60.5 sq. metres (651.0 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.