



## 61 Albert Road, Harrogate

£265,000 Guide Price



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**An attractive and beautifully presented three-bedroom mid-terrace stone-fronted home, offering spacious and stylish accommodation, ideally situated on a quiet and highly desirable residential street.**

This superb property has been thoughtfully updated and tastefully decorated throughout, creating a warm and inviting home perfectly suited to modern family living.

Externally, the property benefits from a beautifully maintained, low-maintenance rear garden. The paved patio provides an ideal space for outdoor dining and entertaining, complemented by decorative gravel borders and enclosed fencing offering a good degree of privacy.

The property is situated in a quiet and popular location on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

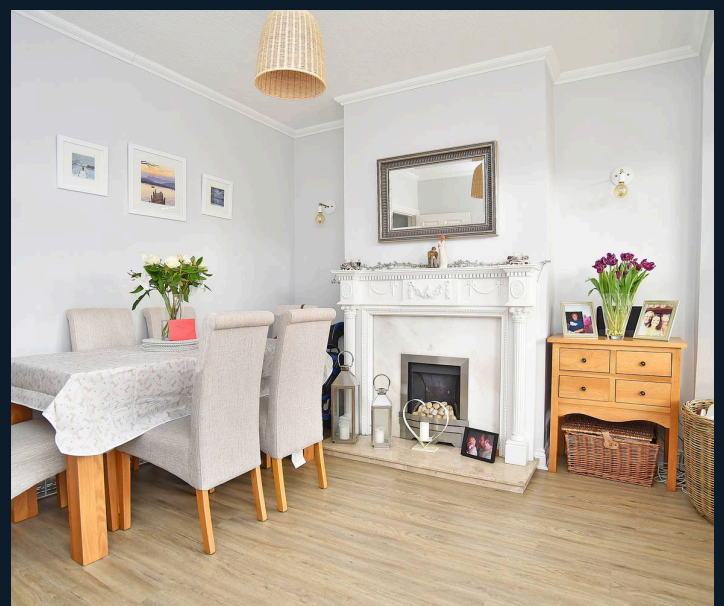
EPC Environmental Impact Rating: D

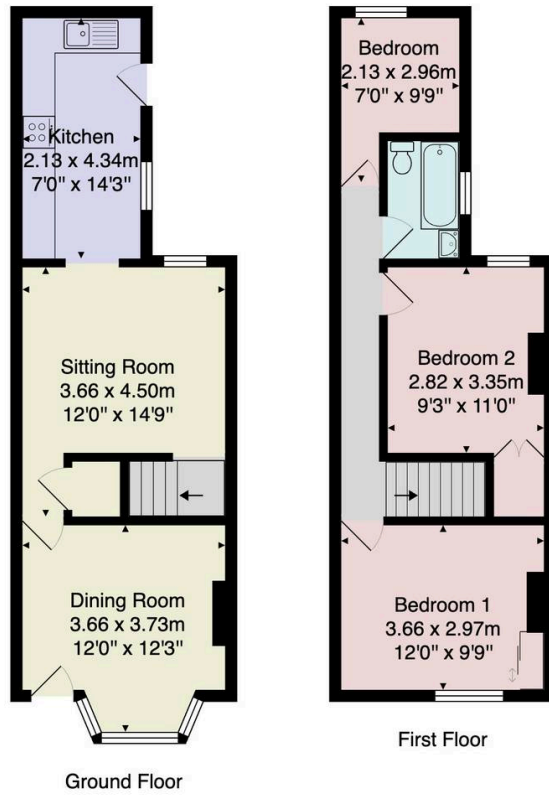


The accommodation comprises two generously sized reception rooms. To the front, a bright and elegant dining room features a charming bay window, allowing an abundance of natural light to flood the space, complemented by neutral décor and attractive wood-effect flooring. To the rear, a comfortable and well-proportioned living room provides a cosy retreat, ideal for relaxing or entertaining.

The modern kitchen is stylishly appointed with a range of contemporary fitted units, quality work surfaces, and integrated appliances, offering ample storage and preparation space. A side door provides convenient access to the rear garden.

To the first floor are three well-proportioned bedrooms. The principal bedroom is a light and spacious room with fitted storage, while the second double bedroom offers further comfortable accommodation. The third bedroom is versatile and can be used as a nursery, home office, or study. The house bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin, and WC, finished in neutral tones.





Total Area: 76.3 m<sup>2</sup> ... 821 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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