

3 ALBERT PLACE
HARROGATE
HG1 4QA



NICHOLLS
TYREMAN

3 ALBERT PLACE | HARROGATE | HG1 4QA

A well-proportioned three bedroom semi-detached house on Albert Place, on the popular Starbeck side of Harrogate. The house offers the sort of room sizes and ceiling height that are increasingly hard to find at this end of the market

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | Bathroom

Courtyard Garden | Two Stores

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

£250,000





The ground floor is arranged as two separate reception rooms. The front reception room is used as a sitting room, with the bay bringing in light from the street. Behind it, the dining room is large enough for a family table and forms a useful link between the front of the house and the kitchen. The kitchen sits to the rear, with space for appliances and a door out towards the garden. High ceilings and period detail run through the principal rooms.

On the first floor, bedroom one is the principal room and takes in the bay. Bedroom two is a second double. Bedroom three works as a single bedroom, nursery or home office. The large family bathroom has a bath, a separate shower and a wc.

Outside, the south facing courtyard garden is private and enclosed, and there is a detached outbuilding divided into two stores.

Albert Place sits in Starbeck, within easy reach of the local shops, Starbeck station and the wider amenities of Harrogate. Early viewing is recommended.



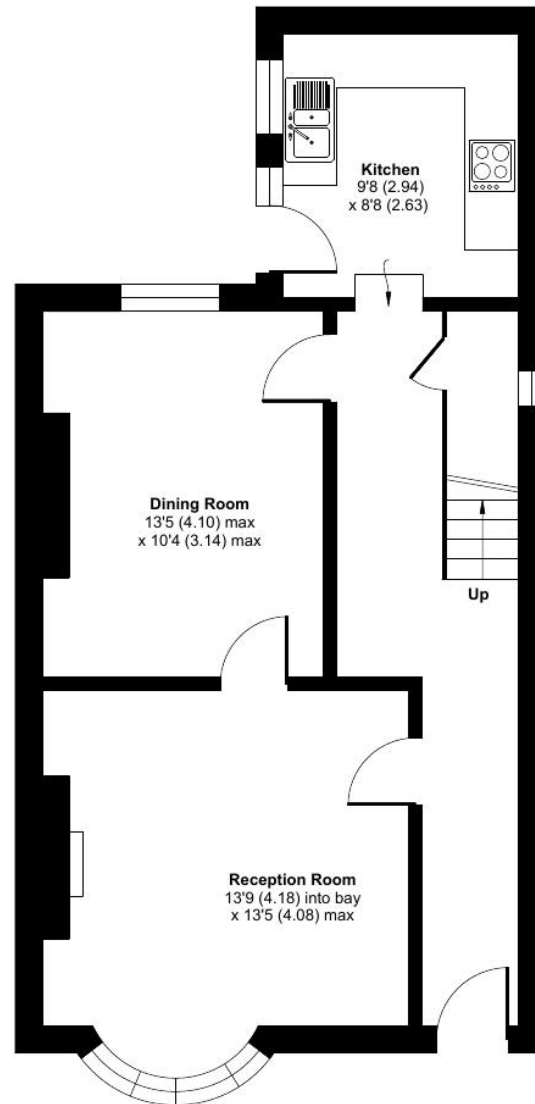
Albert Place, Harrogate, HG1

Approximate Area = 1132 sq ft / 105.1 sq m

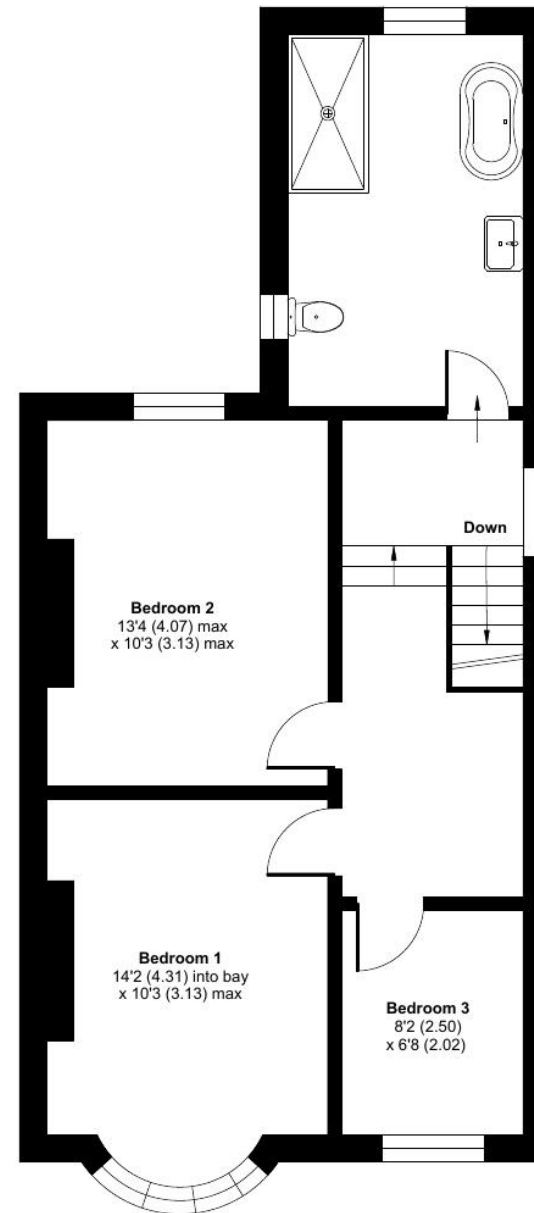
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1178 sq ft / 109.3 sq m

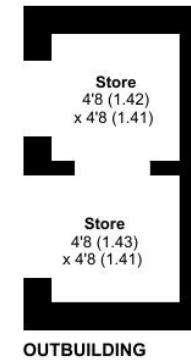
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

WWW.NICHOLLSTYREMAN.COM

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.