

# ROOCROFTS

BEAUTIFUL HOMES IN BEAUTIFUL PLACES



3 ALBERT ROAD

HARROGATE, HG1 4HX

# WELCOME...

## Victorian Charm in Harrogate, Ready To Put Your Own Stamp On



Discover this charming three-bedroom Victorian house in a fantastic Harrogate location. Offering a sitting room, dining room, and a private rear garden, this home presents an exciting opportunity for refurbishment, allowing you to truly make it your own.



Nestled in a highly sought-after area of Harrogate, this delightful three-bedroom Victorian house offers an exceptional opportunity for those looking to create their dream home. With a guide price of £230,000, this property is perfectly positioned for buyers eager to embrace a renovation project and infuse a residence with their personal style.

# VICTORIAN CHARM...



The property retains much of its original Victorian character, providing a wonderful foundation for modern enhancements. Upon entering, you are greeted by a welcoming hallway that leads to the principal reception rooms. The ground floor features a comfortable sitting room, ideal for relaxation, as well as a separate dining room. This versatile layout offers ample space for both everyday living and entertaining guests.

# ROOM FOR IMPROVEMENT...



The kitchen, while functional, offers scope for refurbishment, allowing new owners to design a bespoke culinary space tailored to their tastes and needs. From the kitchen, there is convenient access to the private rear garden, a secluded retreat that could be perfect for al fresco dining or sharing a few drinks with friends.

# TIME FOR BED...



Ascending to the first floor, you will find three bedrooms, offering comfortable accommodation for families or professionals. The bedrooms benefit from good natural light and provide a blank canvas for redecoration. A single bathroom serves the property, also presenting an opportunity for a stylish upgrade to a modern suite.

# FANTASTIC LOCATION...



One of the most compelling aspects of this Victorian home is its fantastic location. Situated within walking distance of Harrogate town centre, residents will benefit from easy access to an array of independent shops, high-street retailers, cafes, restaurants, and cultural attractions, as well as local conveniences at the end of Albert Road. The proximity to local amenities, including schools and parks, as well as excellent transport links, further enhances its appeal to a wide range of buyers.

This house is truly ready to put your own stamp on it. While it requires refurbishment, this presents a unique chance to add significant value and create a home that perfectly reflects your individual preferences and lifestyle. The inherent charm of a Victorian property, combined with the potential for modernisation, makes this an incredibly attractive proposition in the Harrogate market. Early viewing is highly recommended to fully appreciate the potential on offer.



# READY TO VIEW?

CALL 01969 600433 TO  
ARRANGE A VIEWING

## Finer details...

Council Tax Band: B

Heating: Gas

EPC Rating: E

Parking: Street parking

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