



2 Albany Road, Harrogate

£295,000 Freehold

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A beautifully presented three-bedroom, nearly new home occupying an attractive position on a quiet and desirable residential street. Built in 2024, the property combines an attractive stone exterior with spacious, stylishly finished accommodation, a low-maintenance enclosed garden and the considerable benefits associated with a recently constructed home, including energy-efficient features, air source heat pump heating and remaining new-build guarantees.

With its traditional stone appearance, excellent standard of presentation and modern energy-efficient specification, the property offers an appealing alternative to a conventional new-build home, with the additional reassurance of remaining guarantees from its construction in 2024.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

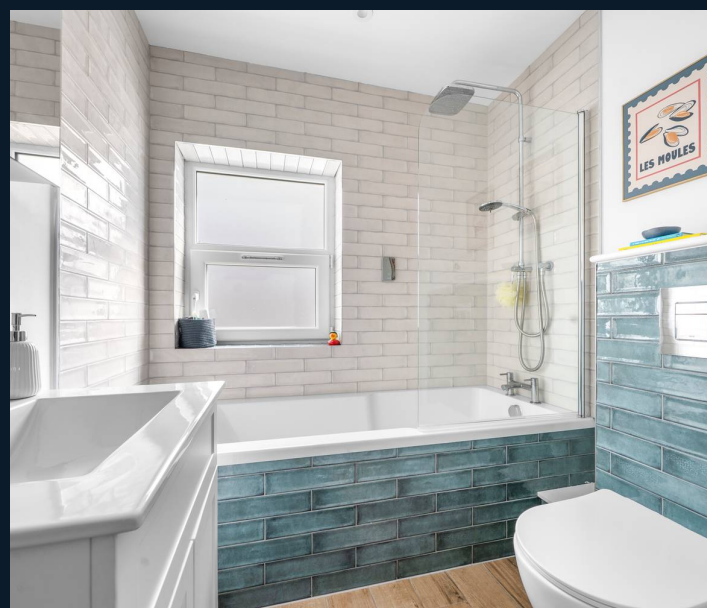


The accommodation has been thoughtfully finished throughout, with a bright entrance hall and ground floor WC leading to a spacious sitting room featuring a large bay window and fitted storage. Attractive tiled flooring, oak internal doors and carefully considered finishes give the ground floor a contemporary yet characterful feel.

To the rear is an excellent open-plan dining kitchen, providing a particularly sociable space for everyday living and entertaining. The kitchen is fitted with an attractive range of units complemented by timber work surfaces and a substantial central island with breakfast-bar seating, while there is ample space for a dining table. Tri-fold doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces.

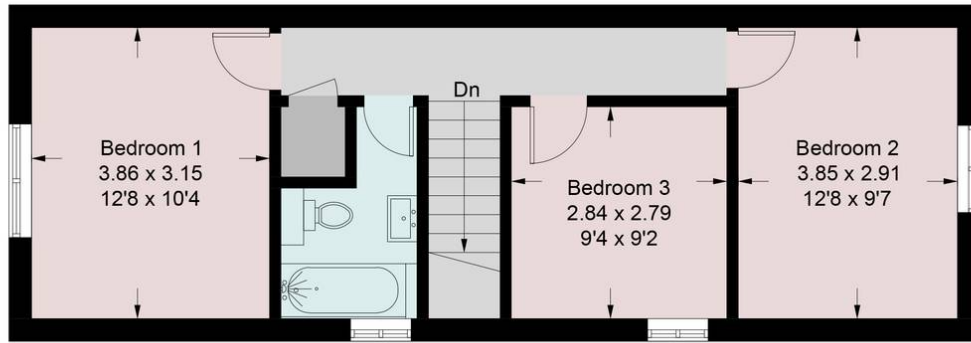
To the first floor are three excellent-sized bedrooms, including a particularly spacious principal bedroom, with each room continuing the high standard of presentation found throughout the property. The accommodation is completed by a stylish modern house bathroom with contemporary tiling and a bath with shower over.

Outside, the property has a fully enclosed and low-maintenance paved rear garden, providing an excellent space for outdoor seating, dining and entertaining. There is also gated access.



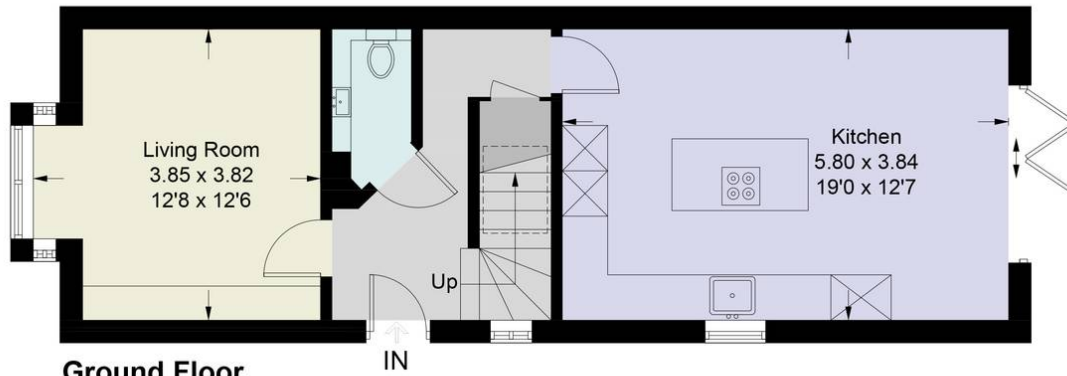
Albany Road, Harrogate, HG1

Approximate Area = 95.8 sq m / 1031 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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