



Almsford Avenue, Harrogate HG2 8HD

- Impressive 4/5-bedroom detached 1930s house
- Ground-floor study with adjoining shower room
- Family bathroom and en-suite shower room upstairs
- Detached double garage with power, light, workshop, and plumbing
- Generous attractive garden with lawn and multiple seating areas

- Spacious and flexible accommodation throughout
- Principal bedroom with adjoining dressing room
- Large driveway providing ample parking
- Potential to convert garage or extend the property
- Located in sought-after south Harrogate

Offers Over £900,000

Almsford Avenue, Harrogate, HG2 8HD



An impressive four/five-bedroom detached house set on a generous plot with a large double garage, occupying a prime location on the south side of Harrogate.

This charming 1930s home offers spacious and versatile accommodation. The ground floor features a welcoming reception hall with wood-paneled walls, leading to two principal reception rooms, both with elegant bay windows. The well-equipped kitchen is complemented by a convenient utility room. Additionally, there is a ground-floor study with an adjoining shower room, providing the option to use this space as a fifth bedroom or a comfortable downstairs room for an elderly relative with an en-suite if desired.



Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with an adjoining dressing room that could be adapted to create an en-suite bathroom if required. The first floor also benefits from a family bathroom and an en-suite shower room.

The property sits within a large plot, boasting a large driveway offering ample parking and leading to a large double garage with lighting, power, and an attached workshop. The garage includes space and plumbing for a washing machine and presents excellent potential for conversion into ancillary accommodation or a home office, subject to planning consent. There is also potential to extend the property, allowing further accommodation or enhancements, subject to necessary permissions.



To the rear, the house enjoys a generous and attractive garden featuring a lawn, multiple paved seating areas, and a timber garden shed.

Situated in a highly sought-after area of south Harrogate, the property benefits from easy access to local amenities, shops, Hornbeam Park railway station, Leeds/Ripon bus routes, and is just a short distance from Harrogate town centre. It is also within the catchment for several outstanding local schools, making it ideal for families seeking excellent educational opportunities.



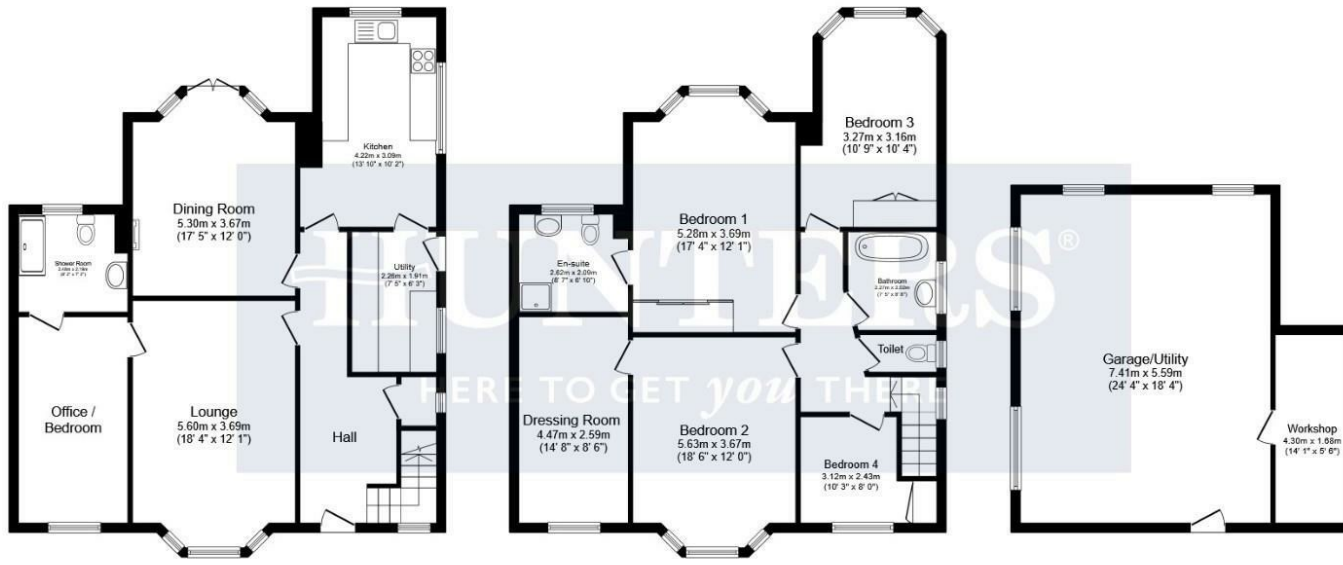
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EPC
Energy rating D
This property produces 7.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: F

17 Almsford Avenue, Harrogate, HG2 8HD



Ground Floor

Floor area 88.9 sq.m. (957 sq.ft.)

First Floor

Floor area 88.6 sq.m. (954 sq.ft.)

Outbuilding

Floor area 49.8 sq.m. (536 sq.ft.)

Total floor area: 227.3 sq.m. (2,447 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

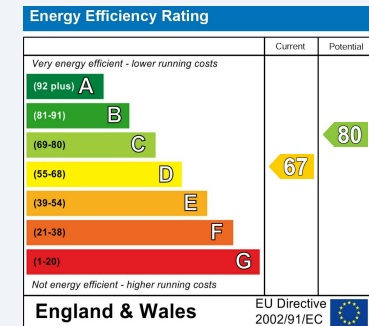
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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