



4 Almsford Walk, Harrogate, North Yorkshire, HG2 8EL

£489,950

Guide Price



## 4 Almsford Walk, Harrogate, North Yorkshire, HG2 8EL

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An attractive four-bedroomed semi-detached house which has been extended to provide well-presented and spacious family accommodation in this super position at the end of a quiet cul-de-sac on the south side of Harrogate.

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The property provides generous, flexible accommodation on the ground floor, having a sitting room, a family room with a delightful aspect over the rear garden, a kitchen and adjoining dining room. There is also a spacious reception hall and integral garage / utility room. On the first floor there are four good-sized bedrooms, a house bathroom, and fixed stairs leading to an attic room, which provides further useful accommodation. The property occupies a generous plot with a driveway and integral garage, and to the rear there is an attractive lawned garden.

Almsford Walk is a quiet cul-de-sac in this much sought-after location on the south side of Harrogate, well served by excellent schools, nearby shops and railway station.





## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with window to front and living-flame gas fire. Glazed door leads to –

#### **FAMILY ROOM**

A further reception room with window to rear and glazed sliding doors leading to the garden.

#### **KITCHEN**

Having a range of wall and base units and work surfaces with inset sink. Point for range cooker, integrated fridge and space for dishwasher. Glazed door leading to the garden and window to rear.

#### **DINING ROOM**

Adjacent to the kitchen there is a dining room with window to front and glazed doors overlooking the garden. Door leads to the integral garage / utility room.



## **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobe.

#### **BEDROOM 2**

A double bedroom with window to rear.

#### **BEDROOM 3**

A double bedroom with window to rear.

#### **BEDROOM 4**

A further bedroom with window to front and fitted cupboard.



#### **BATHROOM**

Modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Windows to rear, heated towel rail and fitted cupboard.

#### **SEPARATE WC**

With WC and washbasin.

## **SECOND FLOOR**

#### **ATTIC ROOM**

A further room with skylight window and access to eaves storage, accessed via a fixed staircase.



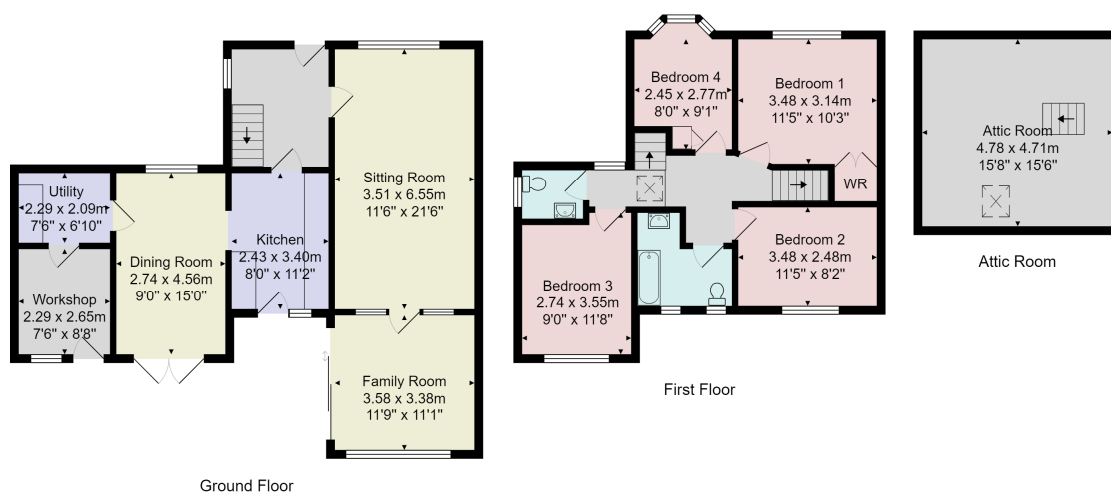
#### **OUTSIDE**

A driveway provides off-road parking and leads to an **INTEGRAL GARAGE / WORKSHOP** which has light, power and a utility area with space and plumbing for a washing machine and tumble dryer, work surface and sink. To the rear there is a good-sized lawned garden with patio and well-stocked borders.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 153.5 m<sup>2</sup> ... 1653 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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