



19 Almsford Drive, Harrogate, North Yorkshire, HG2 8EN

£295,000

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A beautifully-presented three-bedroom middle-of-terrace house with good-sized garden and driveway, situated in this quiet south Harrogate location.

This excellent family home provides well-presented accommodation and comprises a stylish, newly fitted kitchen, together with good-sized sitting room, conservatory and utility room. Upstairs, there are generous bedrooms, bathroom and separate WC. A drive to the front provides off-road parking and to the rear there is a good-sized garden and patio.

The property is situated in this quiet position on Almsford Drive, to the south side of Harrogate, a sought-after location due to its close proximity to the parade of shops on Leeds Road and excellent local schools. Hornbeam Park railway station is just a short distance away, as is Harrogate town centre.





GROUND FLOOR
ENTRANCE PORCH
Leads to –

RECEPTION HALL

SITTING ROOM

A spacious reception room with window to front, oak flooring and wood-burning stove. French doors leading to the conservatory.

KITCHEN

With a range of wall and base units with oak worktop, island and breakfast bar. Gas hob, double oven and space for appliances. Under-stairs cupboard.

UTILITY ROOM

With fitted cupboards and space and space for a tumble dryer. Window to front.

CONSERVATORY

Providing a further sitting or dining area (5m x 3.5m) with windows and glazed doors overlooking the garden. With tiled flooring, full ceiling and tiled roof.

FIRST FLOOR

BEDROOM 1

A large double bedroom with window to front and fitted wardrobe.

BEDROOM 2

A further large double bedroom with window to front and fitted wardrobe.

BEDROOM 3

A further bedroom window to rear and fitted wardrobe. (This room is currently fitted as a study but can accommodate a double bed.)

BATHROOM

White suite comprising bath with shower above and washbasin set within a vanity unit. Heated towel rail and window to rear. Tiling to walls and floor.

SEPARATE WC

Window to rear.

LOFT

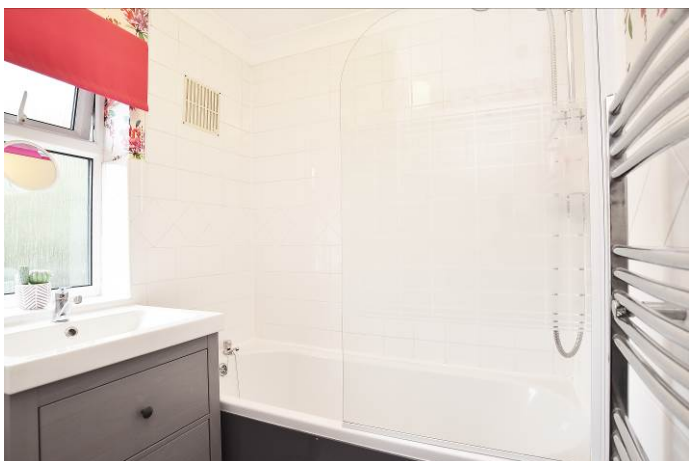
A wooden pull-down ladder provides access to the boarded loft, which provides a useful storage space with light.

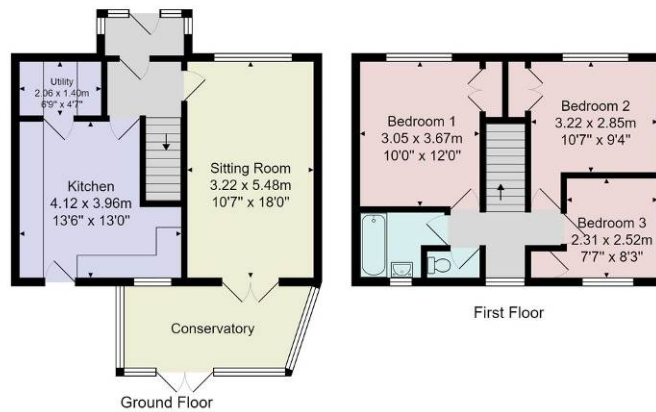
OUTSIDE

A drive to the front provides ample off-road parking. To the rear there is a good-sized lawned garden with patio and shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 95.2 m² ... 1025 ft²

All measurements are approximate and for display purposes only.
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