



31 Albert Road, Harrogate, North Yorkshire, HG1 4HX

£190,000

Guide Price

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A two-bedroom middle-of-terrace stone-fronted property providing spacious accommodation, situated in a quiet and desirable residential street.

The property represents a fantastic opportunity for buyers to update and modernise the accommodation to suit their own requirements and provides good-sized accommodation with two reception rooms, kitchen and WC, together with two double bedrooms and bathroom. To the rear of the property there is a single garage and useful outside store.

The property is situated in a quiet and popular location on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward sales chain.





GROUND FLOOR

SITTING ROOM

A reception room with bay window to front and tiled fireplace.

DINING ROOM

A further good-sized reception room with window to rear.

KITCHEN

With fitted wall and base unit with electric hob and oven. Window and door to side.

CLOAKROOM

With WC.



FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further double bedroom with fitted wardrobe.

BATHROOM

With bath and separate shower.

SEPARATE WC

WC with washbasin.



OUTSIDE

There is a small enclosed rear courtyard garden and a single garage and store.

Tenure - Freehold

Council Tax Band - B





Total Area: 86.0 m² ... 926 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
34-48	E		
17-33	F		
1-16	G		
Current Energy Rating: F Potential Energy Rating: B		76	88
England & Wales <small>EU Directive 2002/91/EC</small>		<small>www.eurpecol.com</small>	