



2 Almsford Oval, Harrogate, North Yorkshire, HG2 8EJ

**£325,000**

Guide Price

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A three-bedroom semi-detached house with a large and attractive garden, driveway and garage, situated in this desirable south Harrogate location.

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This super well-maintained home now offers buyers the opportunity to update and modernise the accommodation to suit their requirements. On the ground floor there is a reception hall which leads to the two reception rooms and kitchen. Upstairs, there are three bedrooms and a bathroom. A particular feature of the property is the good- size plot, having an attractive rear garden, generous drive and single garage.

The property is situated in a desirable location of the south side of Harrogate, well served by excellent local amenities, including a nearby parade of shops and popular local schooling. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

### **SITTING ROOM**

A reception room with gas fire. Glazed doors lead to the dining room.

### **DINING ROOM**

A further reception room with a window overlooking the garden.

### **KITCHEN**

With fitted units and space for appliances. Window overlooking the garden and external door to side. Under-stairs cupboard.



## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms. including the main bedroom which has fitted wardrobes.

### **BATHROOM**

With washbasin and bath with shower above.

### **SEPARATE WC**

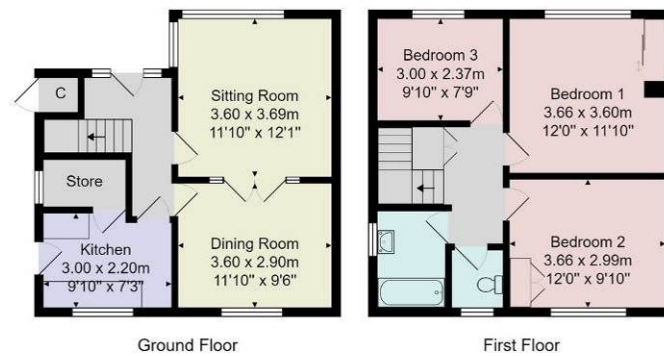
### **OUTSIDE**

The property occupies a generous plot having a driveway which provides off-road parking and leads to a garage. There is a large garden to the rear with lawn, planted borders, rockery and paved sitting area.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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