

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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103 Albert Road, Harrogate, North Yorkshire, HG1 4HT

£255,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 103 Albert Road, Harrogate, North Yorkshire, HG1 4HT

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A well-presented and attractive three-bedroomed mid terrace stone-built property in this quiet position on the north side of Harrogate.

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This excellent property provides accommodation including a large open-plan reception room with a sitting and dining area, a well-equipped kitchen and a garden room which provides a further sitting area. On the first floor there are three bedrooms and a house bathroom. There is an attractive courtyard garden at the rear of the property.

Albert Road is a popular street within this north Harrogate residential district, convenient for a range of local amenities including shops and schools and just a short distance from Harrogate town centre.





## GROUND FLOOR

### ENTRANCE HALL

Window to side and under-stairs cupboard.

### SITTING / DINING ROOM

A large open-plan reception room with windows to front and rear. Attractive fireplace with living-flame gas fire. Spacious sitting and dining areas.

### KITCHEN

Having a range of wall and base units, gas hob with extractor hood above, integrated gas oven, plumbing for washing machine and dishwasher. Window to rear.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with window to front.

### BEDROOM 2

A further double bedroom with window to rear.

### BEDROOM 3

A further bedroom with window to side.

### BATHROOM

With low-level WC, washbasin, and bath with shower above. Window to side.

### OUTSIDE

Forecourt garden to front. Attractive courtyard garden to rear with planted borders.

**Tenure** - Freehold

**Council Tax Band** - B





Ground Floor



First Floor

Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

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**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk