



21 Almsford Road, Harrogate, North Yorkshire, HG2 8EQ

£300,000

Offers Over

21 Almsford Road, Harrogate, North Yorkshire, HG2 8EQ

A fantastic opportunity to purchase a three-bedroom semi-detached house in need of modernisation but occupying a large plot, with huge potential for further development, subject to obtaining the necessary consents.

The current layout provides a spacious hallway, large reception room and kitchen, together with three bedrooms and a bathroom. A particular feature of the house is the large plot with gardens, driveway and garage to the side and rear.

Almsford Avenue is a quiet street within this popular south Harrogate area, well served by excellent local amenities which include popular primary and secondary schools, shops along Leeds Road, Hornbeam Park railway station, and is just a short distance from Harrogate to town centre. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with windows to the front and rear.

KITCHEN

With sink and fitted cupboard.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

With washbasin and bath.

SEPARATE WC

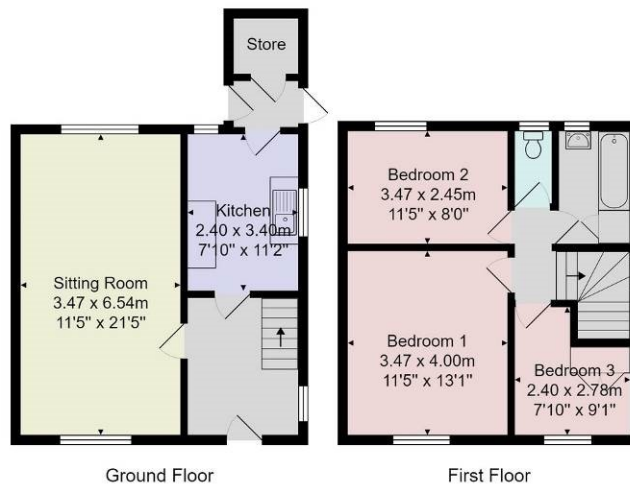
OUTSIDE

The property occupies, a particularly generous plot with a large rear garden, driveway and garage. The property has huge potential for further extension and development, subject to obtaining the necessary consents.

Tenure - Freehold

Council Tax Band - C





Total Area: 83.5 m² ... 899 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			