



ALBANY ROAD, HARROGATE HG1

£279,950

NORTH
RESIDENTIAL

A perfectly located, spacious family home.

14 Albany Road is a fabulous 4-bedroom mid terrace home, situated to the North side of Harrogate within easy reach of excellent local amenities including shops, schools and bus routes to Harrogate town centre.

The property is set over three floors and has been decorated by the current owners in neutral/feature colours throughout. The property is complete with generously proportioned rooms, creating a bright and spacious feel throughout.

On the ground floor you are welcomed into a long entrance hall, finished with wood affect floor, which leads to the spacious living room complete with a front facing window bay and high ceilings.

To the end of the entrance hall, you open to the large dining room, finished with oak wood flooring and gas fuelled feature fireplace. The gallery kitchen is connected at the rear of the property, finished with oak countertops, cream finished cabinetry and free-standing appliances.

To the first floor, two extremely generously sized bedrooms, with the primary bedroom benefiting from large forward-facing, double-glazed window, and integrated storage spanning the whole wall.



Tenure Freehold	Local Authority Harrogate Borough Council	Council Tax Band Band C
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Property Description

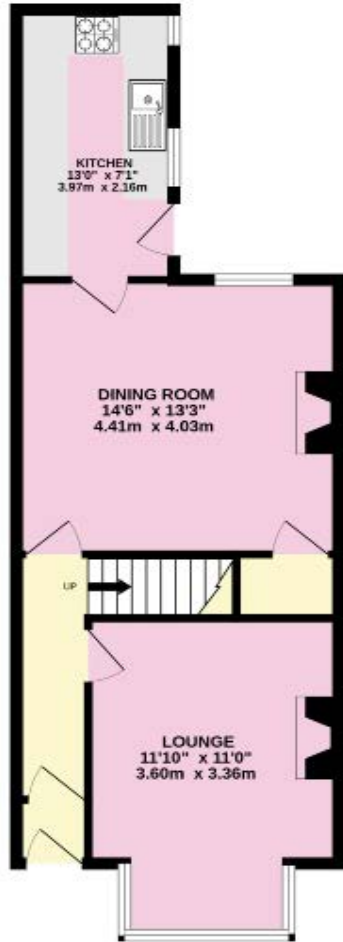
The house bathroom is found at the back of the property, and boasts fitted bath, separate standing corner shower, toilet and basin.

To the second floor, two further smartly orientated bedrooms, one benefiting from Velux window.

Externally, the property has been adapted to a low maintenance, easy to present finish. The front garden is finished with white oriental gravel with paving stones from street to door. The rear courtyard is wholly flag stoned, and complete with a free-standing shed for external storage.



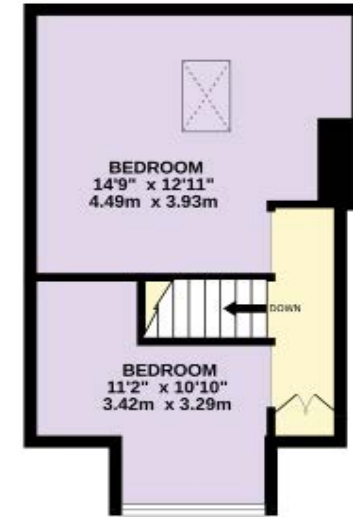
GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1314 sq. ft (122 sq.m) approx

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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Particulars dated September 2022. Photographs and videos dated September 2022.

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