



14 Albany Road, Harrogate, North Yorkshire, HG1 4NS

£270,000

Guide Price

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A spacious and well-presented four-bedroom middle-of-terrace property with courtyard garden, situated in this convenient location close to local amenities.

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This excellent property provides generous accommodation over three levels and includes two reception rooms on the ground floor together with a well-equipped kitchen. Upstairs, there are four good-sized bedrooms and a modern bathroom. There is a forecourt garden to the front together with an enclosed paved garden to the rear.

The property is situated in this convenient location, well served by excellent local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

With bay window to front and fireplace with living-flame gas fire.

### **DINING ROOM**

A further spacious reception room with window to rear and attractive fireplace with living-flame gas fire. Under stairs cupboard.

### **KITCHEN**

With a range of wall and base units with space and plumbing for appliances. Window to side and door leads to the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and window to front.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BATHROOMS**

A white suite with WC, basin, bath and shower. Heated towel rail and windows to rear. Fitted cupboard.



## **SECOND FLOOR**

### **BEDROOM 3**

A bedroom with skylight window to rear. Fitted cupboard.

### **BEDROOM 4**

Further bedroom with window to rear.

### **OUTSIDE**

Forecourt garden to front. To the rear there is an attractive paved courtyard garden and shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 130.2 m<sup>2</sup> ... 1402 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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