



48 Albert Place, Harrogate, North Yorkshire, HG1 4QA

£245,000

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A well-presented three-bedroom end-of-terrace house providing spacious accommodation and attractive gardens, situated in this convenient location close to the amenities of Starbeck.

The accommodation features an entrance hall, two through reception rooms, a stylish kitchen and ground-floor WC. To the first floor there are three double bedrooms, together with a modern house bathroom. Being an end-of-terrace, the property has a larger plot than most on the street, with attractive low-maintenance gardens to the front, side and rear.

The property is situated in this convenient location well served by excellent local amenities of Starbeck and within a few minutes' walk of Starbeck railway station. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

Composite door to the front. Original ceiling cornicing. Stairs to first floor. Central heating radiator.

LIVING ROOM

uPVC double-glazed bay window to the front. Media wall with electric fire, space for TV above, fitted cupboards and shelving. Central heating radiator.

DINING ROOM

Fitted cupboard and useful under stairs storage. uPVC double-glazed window to the rear and glazed side access door out to a paved garden area.

KITCHEN

Modern range of wall and base units with work surfaces having inset ceramic sink and inset electric hob with electric oven under and extractor fan above. Washing machine and fridge / freezer. Tiled floor, uPVC double-glazed window to side and glazed side access door out to enclosed garden.

CLOAKROOM

Low-flush WC, wall-mounted washbasin. Central heating radiator.

FIRST FLOOR

LANDING

Access to attic.

BEDROOM 1

uPVC double-glazed window to the front. Large mirrored-fronted sliding door wardrobes. Central heating radiator.

BEDROOM 2

uPVC double-glazed window to the side. Central heating radiator.

BEDROOM 3

A further double bedroom with uPVC double-glazed window to the rear. Central heating radiator.

BATHROOM

Panelled bath with shower over and screen, low-flush WC and pedestal washbasin. Travertine tiling to all wet areas. Chrome heated towel rail, extractor fan and uPVC double glazed window to the side.

OUTSIDE

An end-of-terrace plot with forecourt garden to the front with low-level wall and hand gate. A paved access to the side leads to a private and enclosed low-maintenance garden to the rear, ideal for seating and entertaining.

Tenure - Freehold

Council Tax Band - B





Total Area: 88.9 m² ... 956 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-81)	B		86
(69-80)	C		
(55-68)	D		
(39-44)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
WWW.EPC4U.COM			