



60 Almsford Drive, Harrogate, North Yorkshire, HG2 8EE

**£425,000**

Offers Over



## 60 Almsford Drive, Harrogate, North Yorkshire, HG2 8EE

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A beautifully presented semi-detached family home, occupying a desirable position on the south side of Harrogate, within walking distance of local shops, renowned primary and secondary schools, and frequent bus and rail services.

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This super home has been cleverly extended and provides light, spacious and versatile accommodation throughout. The property features an entrance hall, WC, utility room, lounge with bay window, family room and a stunning open-plan dining kitchen with bi-folding doors opening onto the garden. Upstairs, there are three bedrooms, a house bathroom and a separate WC. Outside, there is off-street parking for several vehicles, a single garage and a well-maintained and very good sized southwest-facing garden.

Almsford Drive is a highly sought-after residential location on Harrogate's south side, well served by excellent amenities including shops, the M&S Food Hall, schools for all ages, Hornbeam Park railway station and regular bus routes into Leeds and Harrogate town centre. The property also offers excellent access to main commuter routes.





## **GROUND FLOOR**

### **RECEPTION HALL**

A welcoming entrance hall.

### **CLOAKROOM**

With WC and washbasin.

### **LOUNGE**

A spacious reception room with bay window to the front.

### **FAMILY ROOM**

A further reception room providing versatile additional living space.



### **DINING KITCHEN**

A stunning open-plan dining kitchen with bi-folding doors opening onto the rear garden. The kitchen comprises a range of modern fitted units with integrated appliances and ample space for dining.

### **UTILITY ROOM**

With fitted units, worktop and space / plumbing for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three well-proportioned bedrooms on the first floor.



### **BATHROOM**

A modern white suite with walk in shower, washbasin and heated towel rail.

### **SEPARATE WC**

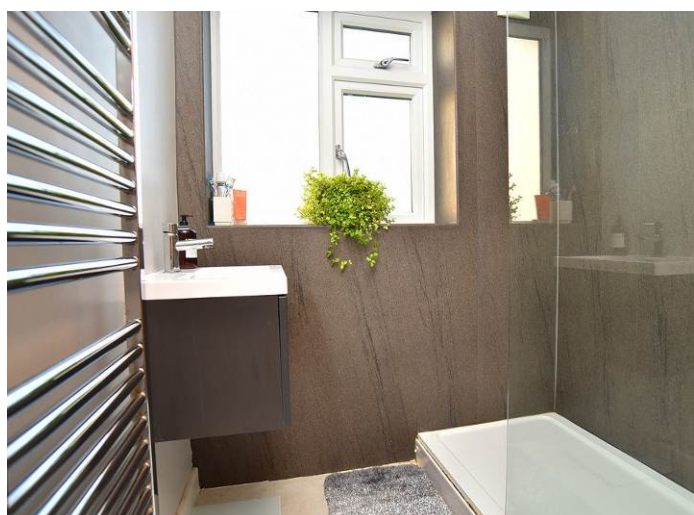
With WC and washbasin.

### **OUTSIDE**

A driveway provides off-street parking for several vehicles and leads to a single garage. To the rear of the property there is a large and well-maintained southwest-facing garden, providing an excellent outdoor sitting and entertaining space.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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