



**16 Almsford Drive, Harrogate, North Yorkshire, HG2 8EN**

**£250,000**

Offers Over



## 16 Almsford Drive, Harrogate, North Yorkshire, HG2 8EN

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A very spacious three-bedroomed property with off-road parking and good-sized garden, in this sought-after south Harrogate location.

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The property provides generous accommodation, with three bedrooms, bathroom, shower room, large dining kitchen, sitting room and sunroom extension. To the rear there is a good-sized lawned garden with southwest-facing aspect.

Almsford Drive is a quiet residential street on the south side of Harrogate, popular due to its close proximity to excellent amenities, schools, parade of shops and Hornbeam Park railway station.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front and attractive fireplace with electric fire.

### **DINING KITCHEN**

A spacious kitchen and dining area having a range of wall and base units. Gas hob with extractor hood above, integrated electric oven, space and plumbing for washing machine and tumble dryer. Windows to front and rear and exterior door leading to the garden.

### **SUNROOM**

A further sitting area with window overlooking the rear garden and glazed doors leading to the garden. Currently used as a fourth bedroom.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted cupboards.

### **BEDROOM 2**

A double bedroom with windows to front and side. Fitted cupboards.

### **BEDROOM 3**

A further bedroom with window to rear.

### **BATHROOM**

White suite comprising bath with shower above and washbasin. Window to rear.

### **SEPARATE WC**

With low-flush suite. Window to rear.

### **SHOWER ROOM**

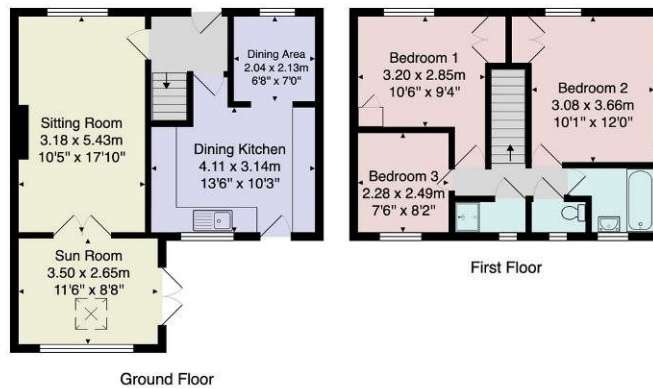
Window to rear and shower cubicle.

### **OUTSIDE**

Lawned garden to front and driveway providing off-road parking. To the rear there is a good-sized lawned garden with paved sitting area and garden shed.

**Council Tax Band - B**





Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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