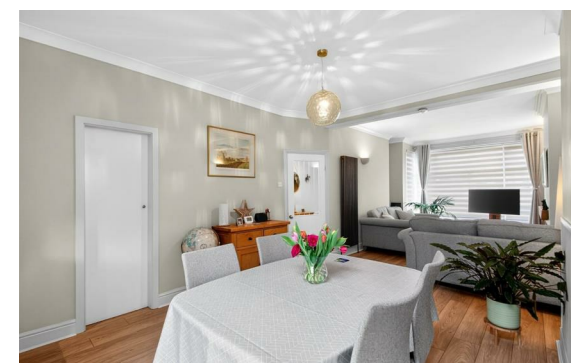




Albany Road, Harrogate, HG1 4NS

- Located on Albany Road in a popular residential area
- Bright and welcoming open-plan lounge and dining area
- Convenient downstairs WC/Utility Room
- Close to local shops, schools and everyday amenities
- Early viewing highly recommended
- Charming terraced home full of warmth and character
- Separate, practical kitchen with ample workspace
- Private courtyard to the rear of the property
- Within easy reach of transport links and the attractions of Harrogate
- Council Tax Band B

Guide Price £290,000



Albany Road, Harrogate, HG1 4NS

DESCRIPTION

Located on Albany Road, this charming terraced home is full of warmth and practicality, making it a wonderful place to settle in and make your own. With two generous double bedrooms and a comfortable single, there's plenty of space for a growing family, visiting guests, or even a dedicated home office.

Downstairs, the open-plan lounge and dining area creates a welcoming heart to the home, perfect for cosy evenings in or hosting friends and family. The separate kitchen offers a practical and well-laid-out space for everyday cooking, while a convenient downstairs WC/Utility room adds that extra touch of ease for busy households. There is also a useful understair storage cupboard, providing valuable additional space to keep everyday essentials neatly tucked away.

Upstairs, you'll find a well-designed family bathroom along with the three bedrooms, each offering comfortable and versatile living space. To the rear, a private courtyard with a South West aspect provides a peaceful outdoor retreat.

Situated within easy reach of local amenities and excellent transport links, the property is perfectly positioned to enjoy everything Harrogate has to offer, from its independent shops and restaurants to its beautiful parks and green spaces. Whether you're looking for a friendly community to call home or a convenient base for commuting, this lovely Albany Road property presents an opportunity not to be missed.

EPC

Energy rating C

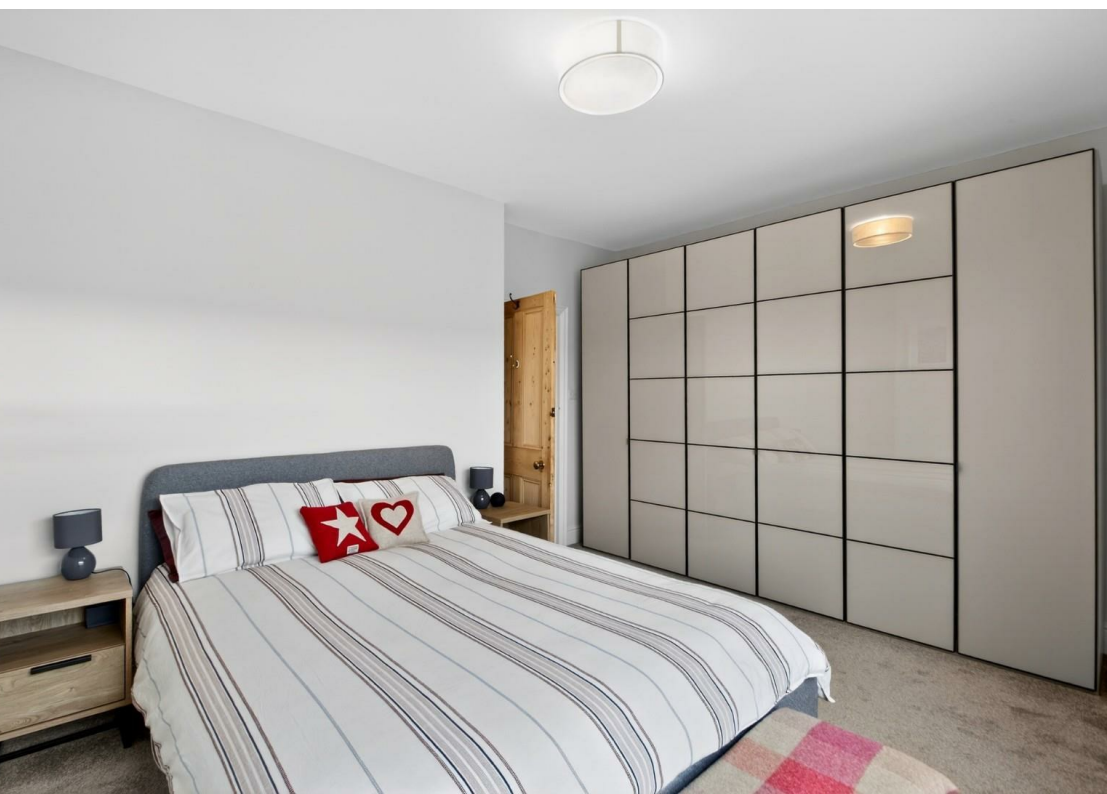
This property produces 3.5 tonnes of CO2

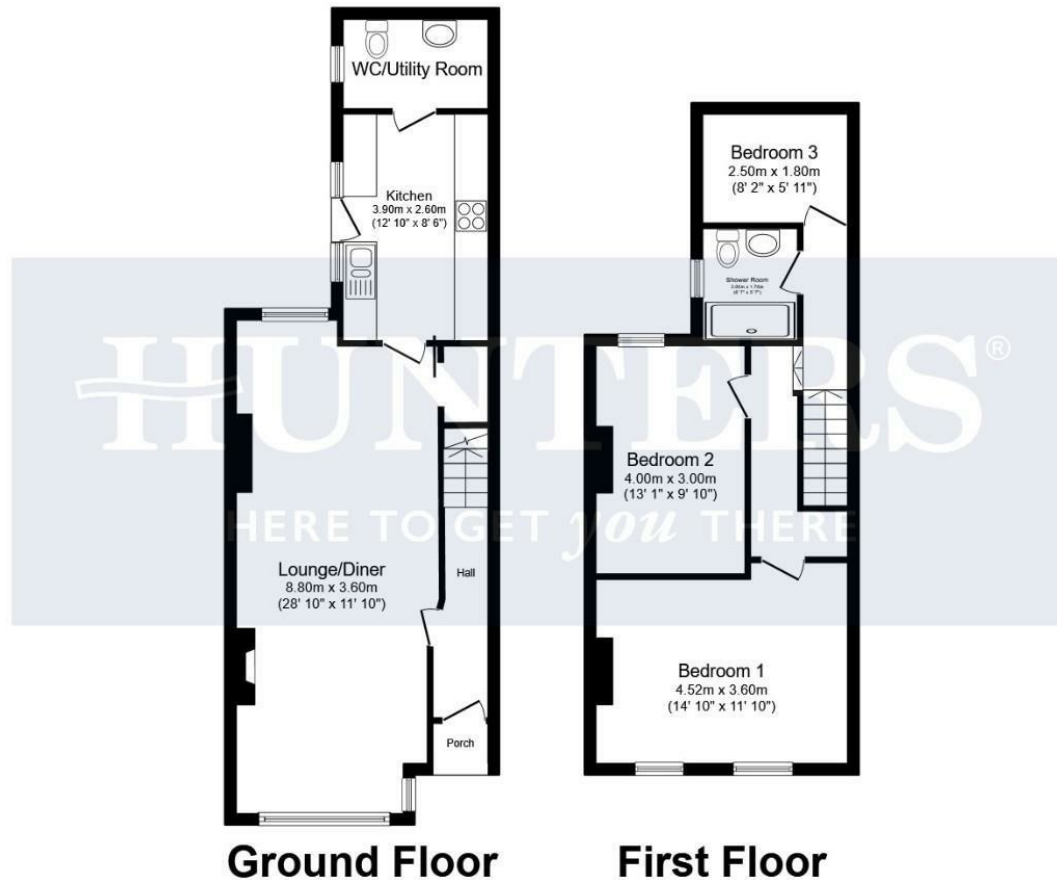
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







Total floor area 97.2 sq.m. (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

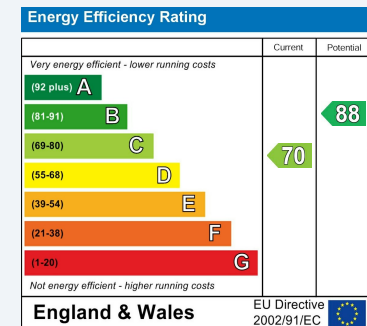
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

