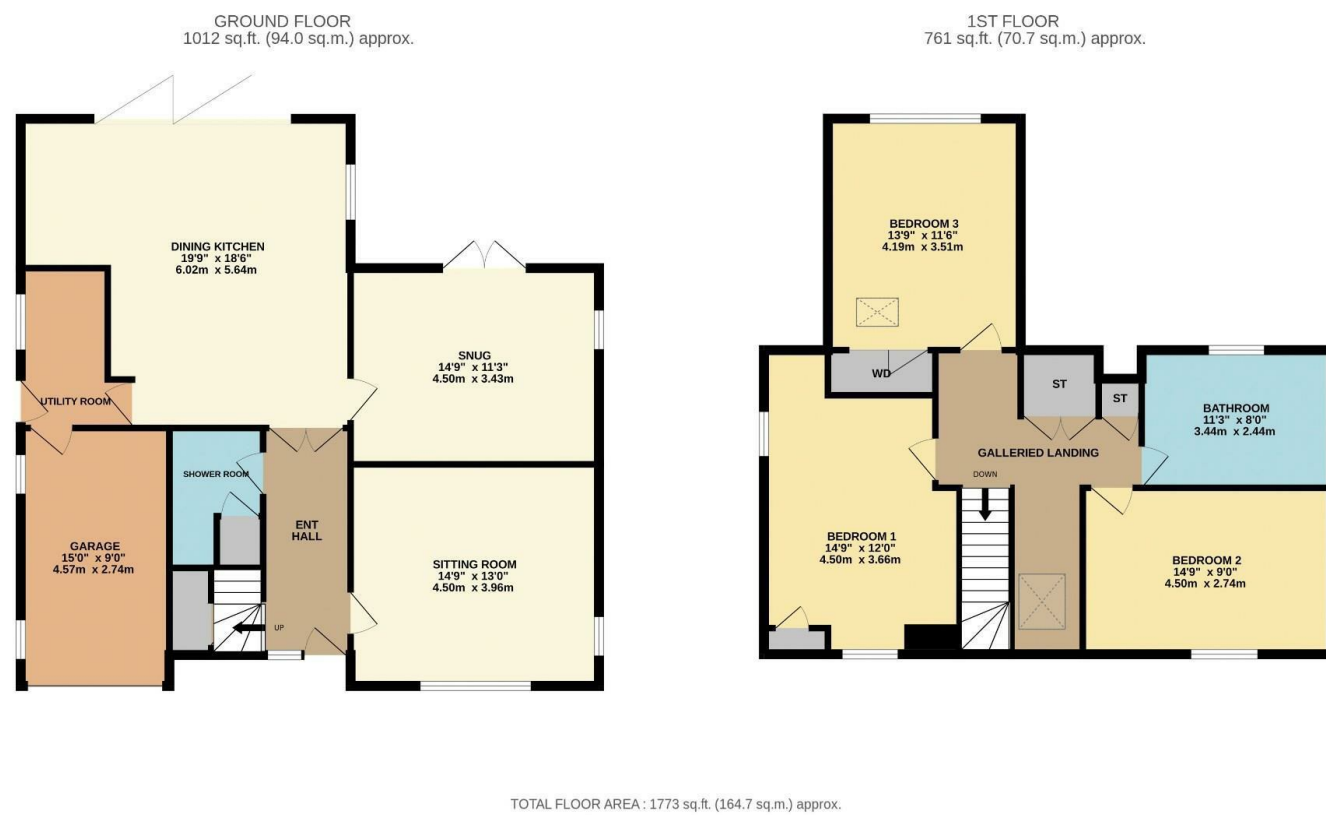
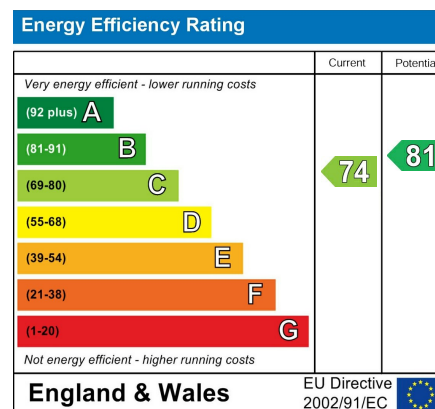


## Floor Plan



## Energy Performance Certificate



### Directions

Proceed out of Harrogate along the main A61 Leeds Road. Turn left into Almsford Avenue and left again into Almsford Road where the property is easily found on the right hand side clearly marked by Hopkinsons for sale board.

Council Tax Band    Tenure Freehold

### Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£695,000**

4 Almsford Road, Harrogate, HG2 8EQ

### 3 Bedroom House

***A beautifully presented and impressively updated three bedroom house located in a very popular and sought-after position on the south side of Harrogate.***



# HOPKINSONS

ESTATE  AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

Description

The property features replacement double glazed windows and gas central heating and briefly comprises; impressive reception hall with guest cloaks/shower room. There are two separate reception rooms that are arranged as a lounge and separate snug/family room.

A main feature of the stylish home is the open plan living kitchen that is light and airy and features a large peninsular breakfast bar. There is a seating/dining area and folding doors that concertina back to provide access into the private rear garden.

There is a separate utility room with an updated gas fired Worcester boiler and access into an integral garage that is currently utilised as a gymnasium.

To the first floor there are three spacious bedrooms rooms and a luxury house bathroom that incorporates a walk in shower.

Outside ; To the front of the property there is a block paved driveway providing hardstanding for two cars.

There are shaped lawn gardens to the front and at the rear forming a main feature of this delightful property there are private easily maintained garden areas with a child's soft play area and a flagged patio providing a beautiful entertaining space.

The property is located on the favoured south side of Harrogate close to local amenities that include excellent schooling and shopping opportunities.

There's a good roadwork providing access out of Harrogate to Leeds Bradford Airport, Leeds, York, and London. Additionally, there is a railway stop at Hornbeam Park providing the traveller and commuter quick access to Leeds York and London.

Pleasant walks can be enjoyed in the immediate vicinity through to the Yorkshire Show field and around South Harrogate.

