



138 ALMSFORD DRIVE
Harrogate

Carter Jonas

138 ALMSFORD DRIVE, HARROGATE, HG2 8EE

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS 4 BEDROOM SEMI DETACHED FAMILY HOME WITH A BEAUTIFUL SUNNY WEST FACING REAR GARDEN, DRIVEWAY AND SINGLE GARAGE, ALL SET WITHIN THIS QUIET AND WELL-ESTABLISHED RESIDENTIAL AREA.

Semi detached house · Four bedrooms · Project property · Quiet residential location · Two reception rooms · Garage · Beautiful west facing garden · Single garage · Driveway parking

The property offers an exciting blank canvas for buyers looking to update and modernise to their own taste, with well-proportioned accommodation throughout and excellent potential to enhance and extend (subject to the usual consents).

The ground floor briefly comprise a welcoming entrance hall, sitting room with French doors to the rear garden, a separate dining room, a kitchen positioned to the rear overlooking the garden and a ground floor bathroom. ON the first floor, there are four bedrooms most with fitted storage and one with a wash hand basin.

Outside, the property benefits from a large, well stocked, sunny west facing rear garden while to the front there is a pretty garden and a driveway which leads to a single garage with electric door, offering convenient off street parking.

The property is within walking distance for local amenities including Leeds Road parade of shops and M&S Foodhall, schooling and transport links and Hornbeam, Park railway station. This is a rare opportunity to secure a sizeable home in a popular area, with scope to create something truly special.

Offered with no onward chain, early viewing is highly recommended.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

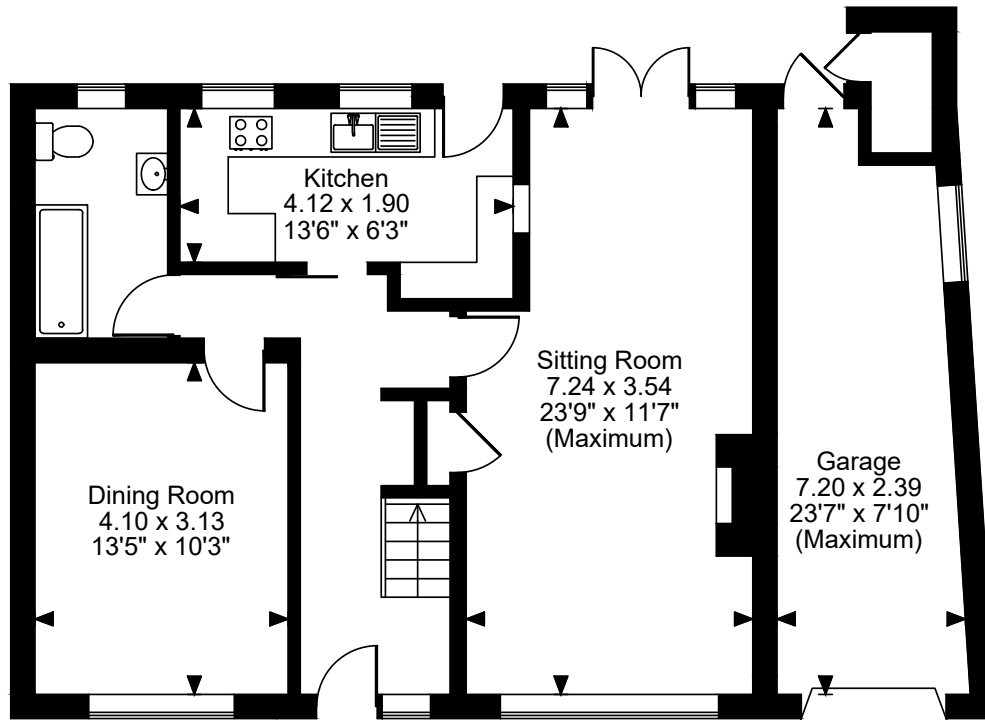
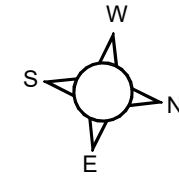
Services: All main services connected.

Viewing: By appointment through the selling agents Carter Jonas – 01423 523423.

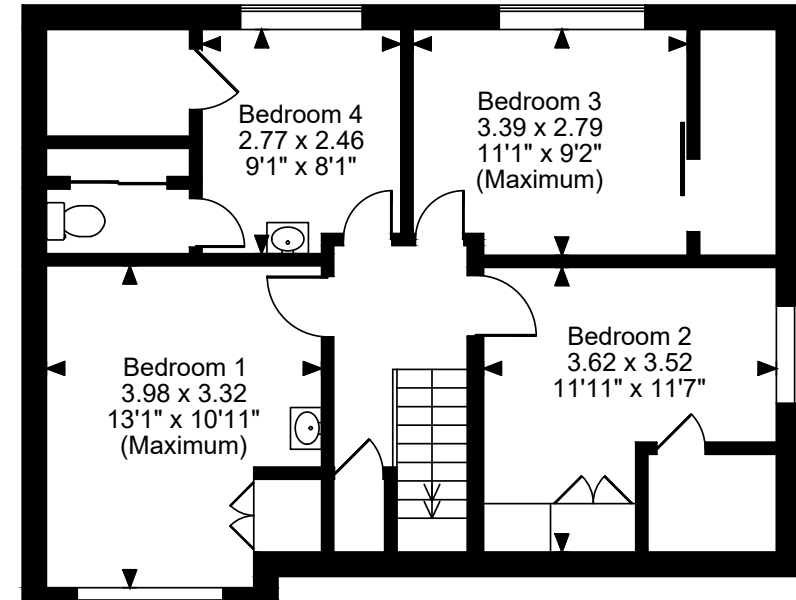
Directions - HG2 8EE: Leave Harrogate town centre via The Leeds Road (A61), go straight on through the traffic lights where the M&S Foodhall will be on the left and after approximately 400 meters turn left into Almsford Avenue. Follow the road to the bottom and round to the left and the house will be on the left hand side after approximately 100 meters.



138 Almsford Drive, Harrogate
Approximate Gross Internal Area
Main House = 1,315 sq ft / 122 sq m
Garage = 161 sq ft / 15 sq m
Total = 1,476 sq ft / 137 sq m
 Quoted Area Excludes 'External C/B'



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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