



2 ALBERT TERRACE
Harrogate

Carter Jonas

2 ALBERT TERRACE, HARROGATE HG1 1HY

A CHARMING GRADE II LISTED GEORGIAN TOWN HOUSE PROVIDING SKILFULLY EXTENDED AND WELL APPOINTED ACCOMMODATION OF STYLE AND QUALITY, ENJOYING A LOVELY OUTLOOK OVER A PICTURESQUE GREEN TO THE FRONT AND OCCUPYING A SUPERB POSITION WITHIN A STONE'S THROW OF CENTRAL HARROGATE.

Reception hall · Cloakroom · Sitting room · Dining room
Breakfast kitchen · Utility room · First floor landing
Principal bedroom with an en suite shower room
Second double bedroom with an en suite shower room
Second floor landing with useful study/home office
Third double bedroom with an en suite bathroom
Delightful garden to the front · Small courtyard to the rear · Parking to the front and rear of the house

Albert Terrace is a much admired row of beautiful listed town houses situated in a fabulous position within a short walk of the town centre and the famous Stray. All of the town's amenities are literally on the doorstep as is the railway station which provides services to Leeds and York as well as direct services to London's Kings Cross.

Believed to date back to the early/mid 19th Century, the property is a charming three storey Georgian town house, being Grade II listed and noted for its architectural heritage. The property has been the subject of a comprehensive programme of extension, renovation and restoration in more recent years and now offers stylishly appointed accommodation of significant quality, character and appeal – this house really needs to be seen to be fully appreciated.

The accommodation is arranged over three floors and includes an impressive entrance door with a rectangular fanlight over, leading to the reception hall which has a cloakroom lying to the rear. A doorway from the hall leads to the sitting room and dining room, converted into one luxurious open plan living space. To the rear of the dining room is the superb breakfast kitchen, being fully fitted with a range of units and integrated appliances, and with double doors leading to a small courtyard garden.



Beyond the kitchen is the useful utility room. On the first floor is a landing, large principal bedroom which has an en suite shower room together with an additional double bedroom which has an en suite shower room. There is further accommodation on the second floor including a landing with a useful study/home office together with the third double bedroom which has an en suite bathroom.

Outside, the property has a delightful garden to the front, planted up with a variety of plants and shrubs together with a small courtyard to the rear. There is parking provided to both the front and the rear of the property.

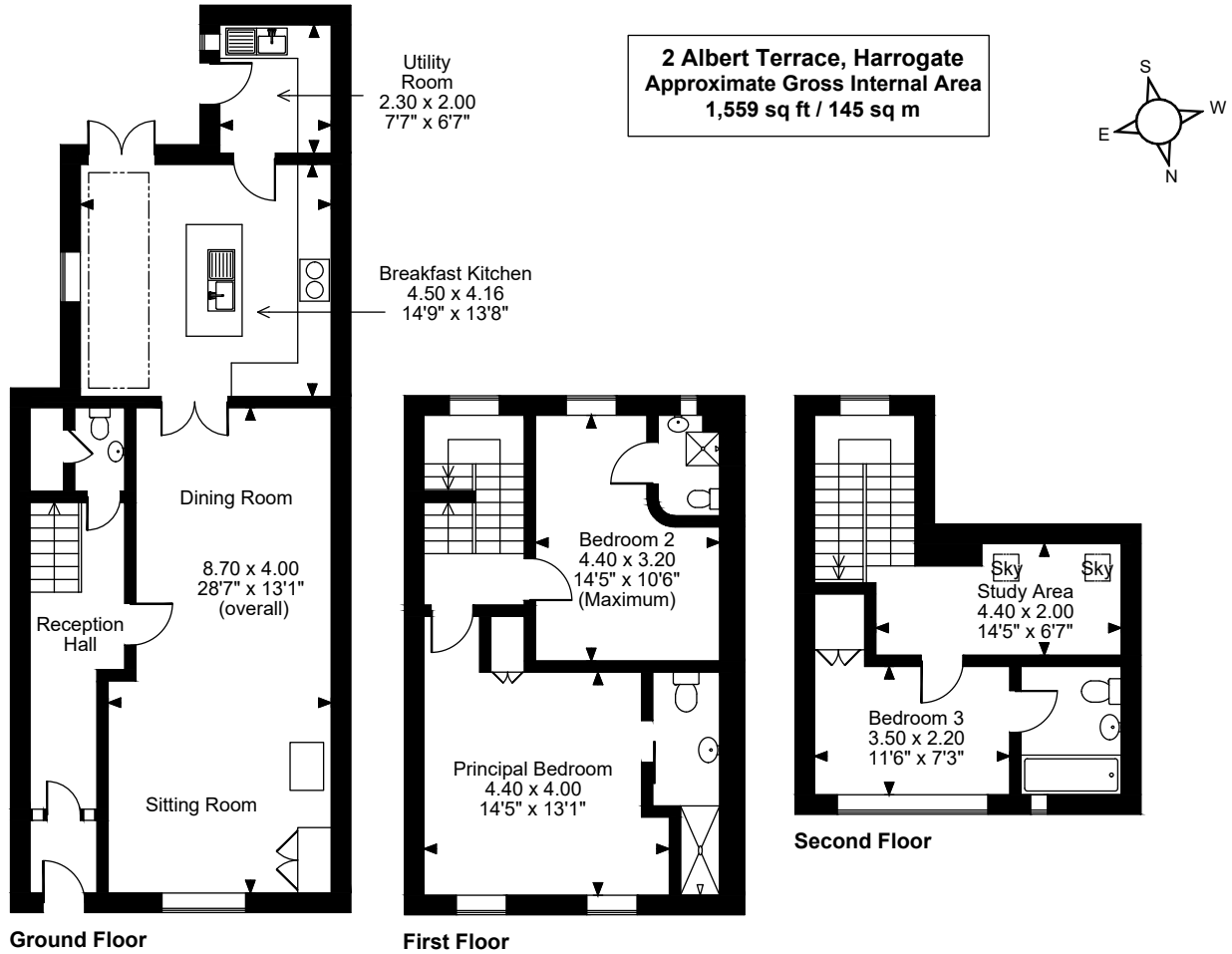
ADDITIONAL INFORMATION

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

Services: We are advised that all mains services are installed. Central heating is provided by means of a gas fired boiler.

Viewings: By appointment through the selling agents - Carter Jonas - 01423 523423.





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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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Harrogate & Leeds 01423 523423
harrogate@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

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