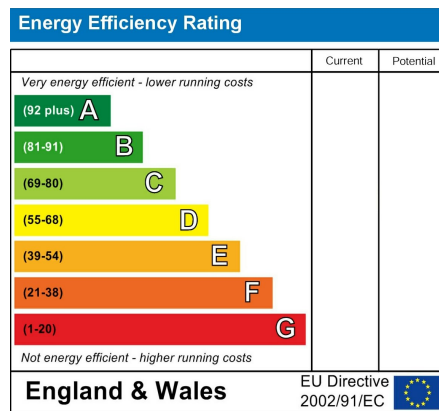


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main A61 Leeds Road and turn left onto Almsford Avenue where the property is easily found on the right hand side.

Council Tax Band G 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.

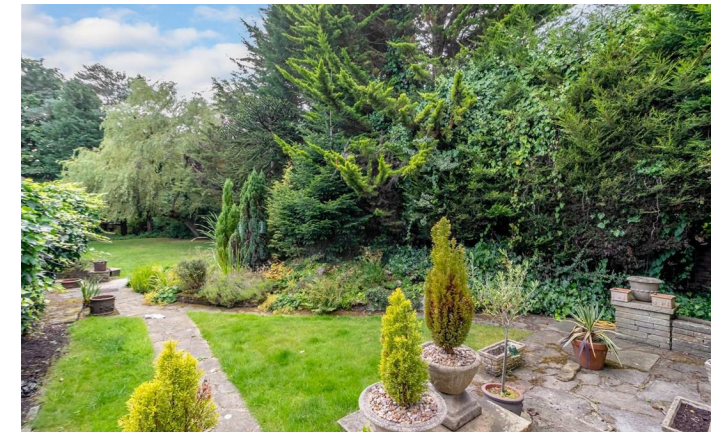


£1,100,000

18, Fir Garth Almsford Avenue, Harrogate, HG2 8HD

4 Bedroom House - Detached

A four bedroom detached family home offering immense scope and potential to extend (with consent) and update offering enclosed long south facing gardens situated in one of Harrogate most popular residential areas. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

With an alarm, gas fired central heating and replacement windows this detached family home offers immense scope and potential to update and extend at the rear to create a modern home to fit the plot.

The accommodation briefly comprises reception hall, guest cloakroom/WC, bay-fronted dining room, spacious lounge, morning room and fitted kitchen.

At first floor from the landing there is access to a spacious attic which could provide additional space subject to the necessary consents.

There is a master bedroom with a Jack and Jill bathroom suite. There are three further bedrooms the smallest of which is currently a study. There is a good sized house bathroom.

Outside to the front of the property there is a low maintenance garden approached from a block paved driveway offering hardstanding for a number of cars.

It also provides access to a detached garage which has a range of useful storage areas at the rear.

The south facing gardens at the rear form a main feature of this desirable property. There are pleasant sitting areas plus shaped lawns with flowerbed borders and a summerhouse, greenhouse and potting shed.

The property is located on one of Harrogate most sort after roads. Situated on the south side of Harrogate there are good road and rail connections to York, Leeds and London.

On the south side of Harrogate, there are excellent schooling opportunities together with Marks & Spencer's Food hall and Hornbeam railway stop.

Harrogate is a popular town which offers a wide range of shops, bars and restaurants as well as other attractions that include the 200 acre Stray and Valley Gardens.

