



Albany Avenue, Harrogate HG1 4NH

welcome to

Albany Avenue, Harrogate

LOOKING TO MAKE A MOVE? Then this SEMI DETACHED could be RIGHT UP YOUR STREET! Offering fantastic living accommodation throughout, this DOUBLE FRONTED home is READY TO MOVE IN TO and is on the open market with NO ONWARD CHAIN! Viewing is a MUST, so call William H Brown Harrogate TODAY!



Entrance Hall

Having an entrance door to the front aspect, and stairs to the first floor landing.

Lounge

Featuring a double glazed window to the front and a double glazed window to the rear, a fire place with a gas fire, surround and hearth, exposed beams, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, and an oven with a gas hob, tiling to the splash areas, and a cooker hood unit over. Also includes the gas central heating boiler, space for a washing machine, space for a dryer, and space for a free standing fridge freezer. Double glazed windows to the front, rear, and side, exposed beams, and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the rear, and a gas central heating radiator.

Bedroom One

A dual aspect bedrooms with double glazed windows to the front and rear, plus a gas central heating radiator.

Bedroom Two

Double glazed window to the front, built in storage cupboard, gas central heating radiator, and an access hatch to the loft.

Shower Room

Equipped with a walk in shower cubicle, wash hand basin with a vanity storage unit and a low level flush w.c. Also has a gas central heating radiator, and a double glazed, frosted window to the side.

Exterior

Externally this semi detached home has gardens to three sides with double gated access to the front opening up the driveway, and a side garden which offers the potential for an extension (subject to necessary planning). To the rear is an additional garden space with a delightful patio seating area, a lawn, and some mature plants and shrubbery.



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Albany Avenue, Harrogate

- Double Fronted Semi Detached Home
- Two Bedrooms
- Well Presented Throughout
- Exposed Beams To The Lounge & Kitchen
- Potential To Extend (Subject To Planning Permission)

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£260,000



Total floor area 59.0 m² (635 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
orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No
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Please note the marker reflects the
postcode not the actual property

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Property Ref:
HRG107907 - 0003

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