

FOR SALE



Albert Road, Harrogate, HG1 4HX
Asking Price of £230,000


MARTIN&CO



Three-bedroom mid-terrace home on Albert Road offers a fantastic opportunity for first-time buyers or those looking to move up the property ladder.

- Offered with no onward chain
- Close to local schools, independent shops, cafés and green spaces
- Ready for modernisation – offering excellent potential
- Three-bedroom mid-terrace home in a popular residential area
- Two spacious reception rooms
- Separate kitchen and utility room
- Two double bedrooms and one single
- Family bathroom
- Enclosed rear courtyard
- Viewing advised to appreciate the space on offer



This well-proportioned three-bedroom mid-terrace home on Albert Road, Harrogate, is offered to the market with no onward chain and represents an excellent opportunity for first-time buyers or those looking to take the next step on the property ladder. Requiring modernisation, the property offers fantastic potential to create a home tailored to individual tastes, with approximately 82 square metres of accommodation.

The ground floor comprises a bright and welcoming living room featuring a bay window and a character fireplace. A separate dining room also benefits from a feature fireplace, creating a cosy and versatile space ideal for entertaining or family life.

The fitted kitchen leads to a useful utility room, which houses a recently installed gas-fired boiler and plumbing for a washing machine. Completing the ground floor is the house bathroom, fitted with a white three-piece suite and shower over the bath.

Upstairs, the property offers two generously sized double bedrooms and a third smaller single bedroom, which would make an ideal nursery, dressing room or home office. To the rear of the property is a low-maintenance courtyard, while on-street parking is available at the front.

Albert Road is situated in a well-established residential area of Harrogate, known for its convenience and community feel. The immediate neighbourhood offers a range of local amenities including a traditional bakery, butcher, greengrocer, and a selection of independent shops & cafés, all within easy walking distance. Several well-regarded primary schools are nearby, making it a practical choice for families.

Further useful information about this fantastic property includes:

Tenure: Freehold

Council tax band: B

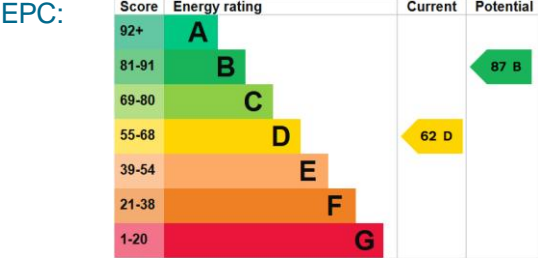
Utilities: serviced by mains electricity, gas and water services.

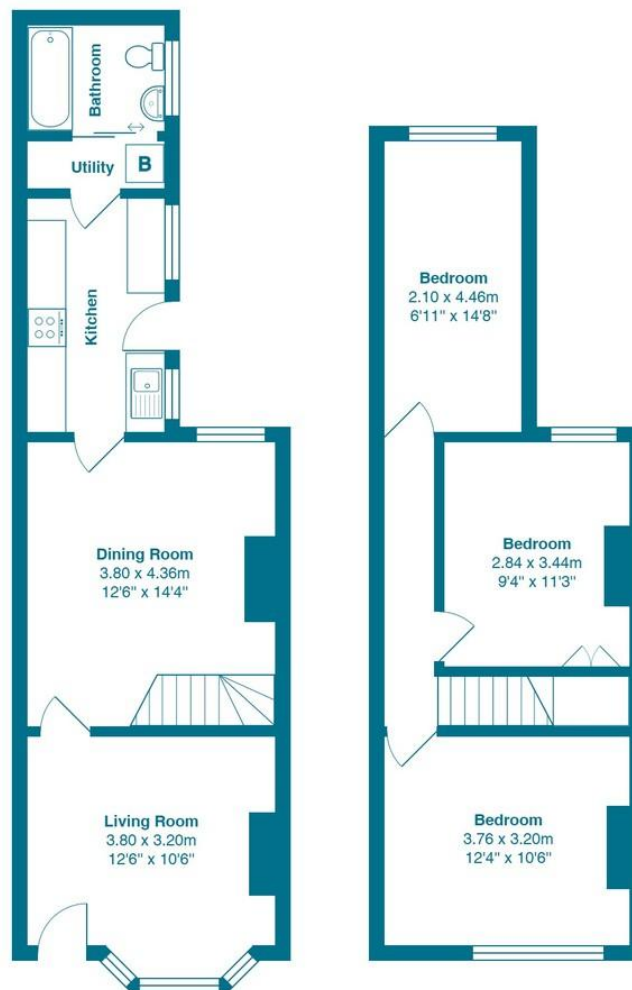
Heating: central heating system, with recently installed gas fired boiler

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas – Very Low
Surface water- Very Low





Albert Road, Harrogate, HG1 4HX

Total Area: 82.4 m² ... 886 ft²

All measurements are approximate and for display purposes only

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423 565556

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO

MARTIN&CO The Property Ombudsman