



Almsford Drive, Harrogate HG2 8EE

welcome to

Almsford Drive, Harrogate

A rare opportunity to acquire a vast family home within a sought after Harrogate location, offering 5 bedrooms, 3 reception rooms, 2 bathrooms, utility and W.C. With exceptionally generously sized gardens and a detached double garage.

Main Description

BEST AND FINAL OFFERS BY FRIDAY 8TH MARCH - DONT MISS THIS OPPORTUNITY - This substantial detached family home occupies a generous plot bordering Crimple Woods and is situated on a desirable road on the South side of Harrogate, within walking distance of highly regarded schools, a variety of shops and excellent transport links (notably Hornbeam Rail Station). The accommodation is well-appointed throughout and in brief comprises; impressive entrance hall, W.C., two reception rooms in addition to large open plan dining kitchen, utility and a ground floor study/bedroom, whilst upstairs are four very generous double bedrooms, of which the master has the advantage of an adjoining fitted dressing room and ensuite, as well as the family bathroom. Externally the grounds of the property are a true delight, expansive in size and offering a good degree of privacy with a large flat lawned area and a raised patio. This home has a large detached double garage to the front with attached workshop and ample driveway parking. Offered to the market with no onward chain - a viewing is highly recommended to appreciate the size and future potential of this home!

Entrance Hall

A covered entrance leads to an impressive main front door which leads into a spacious entrance hall, with useful under stairs cupboard and doors leading off to the two main reception rooms, dining kitchen and the W.C. A staircase leads to the first floor landing.

Cloakroom

3' 7" x 3' 8" (1.09m x 1.12m)

Fitted with a W.C, wall mounted hand wash basin and a white heated towel rail, with window to the

rear elevation.

Living Room

20' 9" x 11' 10" (6.32m x 3.61m)

The living room stretches the depth of the property and has windows to three sides thus allowing plenty of natural light to flow into the room, a random stone feature fireplace is built onto the gable end wall with feature coal burning effect stove inset and a glazed door to the rear opens onto the raised terrace offering pleasant views of the garden.

Dining Room / Snug

16' 7" x 11' 11" (5.05m x 3.63m)

Another well proportioned reception room with bay window to the front elevation and with a feature fireplace mounted to one wall.

Dining Kitchen

21' 2" max x 16' 2" max (6.45m max x 4.93m max)

Fitted with a range of units to three sides with space to one end to accommodate a dining table also. The kitchen is light and bright courtesy of windows to the rear overlooking the garden and rooflights inset to the ceiling. Doors lead off to the utility room and the study.

Study / Bedroom 5

14' 9" x 8' 11" (4.50m x 2.72m)

This room is tucked away to the front corner of the property with window facing to the front elevation, perfect for buyers wishing to work from home or could be used as an additional bedroom if required.

Utility Room

9' 5" x 7' 9" (2.87m x 2.36m)

Usefully located off the kitchen, the utility room offers space to accommodate the usual white goods and has a side access door leading out to the rear



garden and window to the rear elevation also.

Landing

The stairs rise us to a spacious landing area, with window to the front elevation and doors leading off to the four bedrooms and bathroom.



Bedroom 1

11' 11" x 13' 4" (3.63m x 4.06m)

A well-proportioned double bedroom with window to the front elevation and having the advantage of its own dressing room and ensuite.

Dressing Room

7' 3" x 5' 4" (2.21m x 1.63m)

Serving the master bedroom, the dressing room is fitted with quality bespoke fitted wardrobes offering an abundance of storage. With door leading to the ensuite.

Ensuite

7' 4" x 8' 8" (2.24m x 2.64m)

Fitted with a white and chrome suite including corner shower cubicle, W.C., bidet, vanity unit down one side with two hand wash basins inset, white heated towel rail and finished with partially tiled walls. A dorma window faces the front elevation.



Bedroom 2

18' 1" min x 13' 8" min (5.51m min x 4.17m min)

This large double bedroom is L shaped and is particularly generous, with space to perhaps add an ensuite or dressing room if desired (subject to the relevant permissions). Fitted with sliding mirrored wardrobes and with windows to the rear elevation offering an attractive outlook over the rear garden.

Bedroom 3

12' 3" x 12' 7" (3.73m x 3.84m)

Another large double bedroom with windows to the rear and side aspects, with a bank of fitted wardrobes to one side with a hand wash basin inset.

Bedroom 4

12' 1" x 8' 3" (3.68m x 2.51m)

A double bedroom with dorma window to the front.

Bathroom

9' 3" x 5' 6" (2.82m x 1.68m)

Fitted with a light coloured suite comprising; bath, pedestal hand wash basin and W.C., with built in cupboard to one side and double windows to the rear elevation.

Garage

26' 1" approx x 19' 2" approx (7.95m approx x 5.84m approx)

The detached double garage has a large up and over door from the driveway and has an attached workshop area to the side with porthole window to the side.



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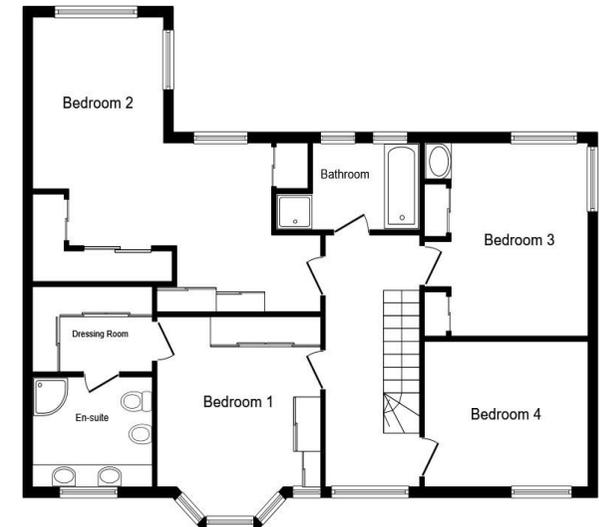
- 4/5 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS PLUS GROUND FLOOR W.C.
- VERY LARGE GARDEN WITH POTENTIAL FOR DEVELOPMENT (STPP)
- DETACHED DOUBLE GARAGE WITH WORKSHOP

Tenure: Freehold EPC Rating: D

£1,000,000



Ground Floor



First Floor

Total floor area 198.7 sq.m. (2,139 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HRG105841 - 0006

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