



5 Albert Terrace

Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive Grade II listed terraced property set in a prime yet quiet location at the heart of Harrogate.

A generously proportioned, stone-built mid-terrace period family home with three reception rooms, three/four double bedrooms and a private courtyard garden, situated in a terrace of just seven properties. It is in a sought-after Conservation area opposite a small local park and close to the town centre and amenities.



3 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS



STREET PARKING



FRONT & REAR GARDEN



FREEHOLD



TOWN CENTRE



**1,675 SQ FT
(156 SQ M)**



**OFFERS OVER
£650,000**



The property

Set in a 19th century terrace of just seven exclusive properties, 5 Albert Terrace is a handsome stone-built terraced family home offering almost 1,700 sq. ft. of sensitively modernised accommodation arranged over three floors. Retained character features include a stone front door casing with panelled pilasters and entablature, large sash glazing, high ceilings with ornate cornicing, cast iron radiators and an original fireplace. The ground floor accommodation flows from a welcoming porch and reception hall and briefly provides a front aspect sitting room with exposed wooden flooring and feature open fireplace flanked on each side by bespoke storage, opening to a central wooden-floored dining room, also with bespoke storage.

Double glazed doors open from the dining room to a rear aspect breakfast kitchen with a range of contemporary wall and base units, complementary worktops and splashback, with modern integrated

appliances and built-in seating. The dining area of the kitchen offers space for a good-sized table and a glass panelled door that leads to the rear courtyard garden. Just off the kitchen you will find a useful fitted utility room that offers further storage and places for appliances, this leads onto the downstairs cloakroom.

On the first floor the property provides a front aspect principal bedroom with fitted dressing area and contemporary en suite shower room, one further double bedroom with sink and built-in storage, and a modern family bathroom. The staircase continues from the landing to a dormer second floor featuring the property's remaining double bedroom, which benefits from built-in storage and a fourth bedroom or study area.



Outside

Set opposite a small lawned park behind mature hedging and having plenty of kerb appeal, the property is approached through a wooden pedestrian gate over a low maintenance front garden laid mainly to level lawn and featuring a paved front terrace area. To the rear, the property benefits from a small walled and gravelled courtyard garden off the kitchen, ideal for entertaining and al fresco dining.

There is also gated access from the rear garden to a lane joining Bedford Place, where there are parking spaces. Further parking is also available on Albert Terrace.

Location

Located in a sought-after conservation area in central Harrogate a historic and popular spa town of Harrogate. The spa town of Harrogate offers numerous high street and independent retailers, supermarkets, a shopping centre, arcade, and sporting amenities including cricket, tennis, rugby, squash and football clubs and five nearby golf courses.

Set on the River Nidd, the historic market town of Knaresborough and the mediaeval cathedral city of Ripon, located on the edge of the Nidderdale National Landscape, both offer excellent shopping and regular markets. Communications links are excellent: the town's train station (0.2 mile) offers regular links to major regional centres and London Kings Cross in around three hours and the nearby A1(M) (Jct. 45 11.0 miles) gives easy access to both the north and south of the country.

Harrogate offers a superb selection of state primary and secondary schooling including Western Primary School and Harrogate Grammar School (both rated Outstanding by Ofsted), together with a wide range of independent schools.



Distances

- Harrogate train station 0.2 mile
- Knaresborough 4.1 miles
- Ripon 12.4 miles
- Leeds Bradford Airport 11.9 miles
- Leeds 15.4 miles
-

Key Locations

- Bettys Café Tea Rooms
- Harrogate Pump Room
- Royal Pump Room Museum
- The Turkish Baths Harrogate
- Ridding Park Spa
- Mercer Art Gallery
- RHS Garden Harlow Carr
- Brimham Rocks
- Nidderdale National Landscape
- Yorkshire Dales National Landscape
- Howardian Hills National Landscape

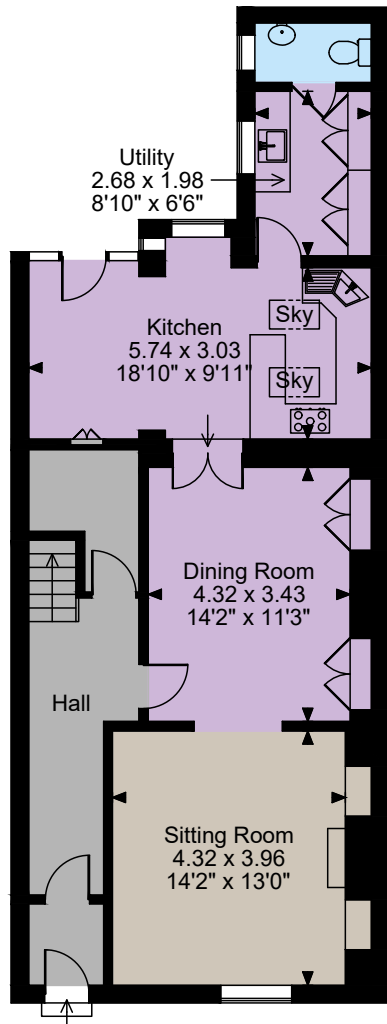
Nearby Schools

- St. Peter's CofE Primary School
- Western Primary School
- Harrogate Grammar School
- St. Aidan's CofE High School
- Harrogate Ladies' College
- Rossett School
- Ashville College
- St. John Fisher Catholic Academy

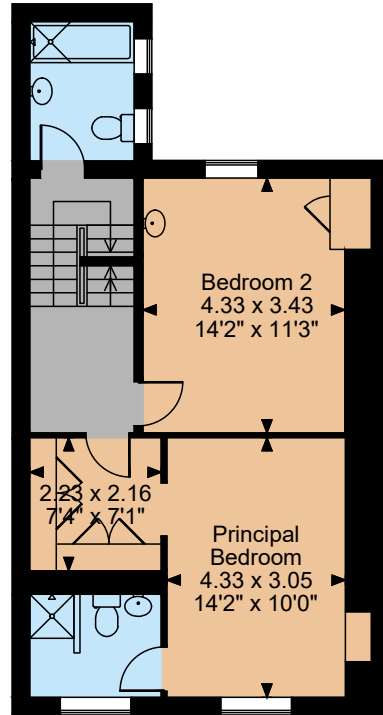
Nearby Stations

- Harrogate
- Hornbeam Park
- Starbeck

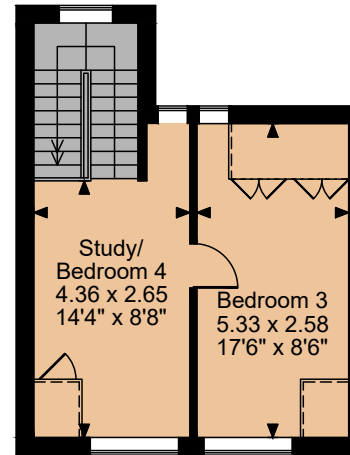




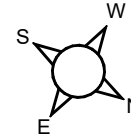
Ground Floor



First Floor



Second Floor



Floorplans

Main House internal area 1,675 sq ft (156 sq m)
Total internal area 1,675 sq ft (156 sq m)
For identification purposes only.

Directions

///what3words: impose.mining.task - brings you to the property

General

Local Authority: North Yorkshire County Council

Services: Mains gas, electricity, water and drainage.
Centrally heated.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Harrogate

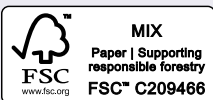
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