



Flat 1, 22 York Place, Harrogate, North Yorkshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Flat 1

## 22 York Place

### Harrogate

#### HG1 1HL

An exciting opportunity to create a stunning ground floor apartment with a picturesque view of The Stray; front and rear garden, garage and off-street parking.

Harrogate station 0.3 mile, Ripley 4 miles, A1(M) Jct 47 7.2 miles, Otley 10.9 miles, Leeds Bradford International Airport 11.5 miles, Leeds 15.2 miles, York 21 miles

Reception hall | Five rooms | Front garden  
Outdoor terrace | Off street car parking  
Garage

EPC rating G

#### The property

With a stately façade and period characteristics including high-ceilinged rooms, arched alcove features and lofty bay windows, Number 22 York Place offers a blank canvas with the only limitations being imagination and inspiration to create a stylish, contemporary apartment in a sought-after setting. A private garden to the front and rear, the front entrance vestibule opens into a reception hall with two bay-fronted windows to either side affording an outlook over the parkland and rooms filled with natural light. Two rooms to the rear offer flexible-use options, with a smaller reception area just beyond with an external door and steps leading down to an outdoor private terrace.

#### Outside

The property has breathtaking views across the popular Harrogate Stray, along with off street car parking and garage. A low stone wall, topped with hedging fronts the roadway, with a wrought-iron pedestrian gate opening onto a pathway leading to the entrance door via a series of steps. There is terracing to the front with a number of mature shrubs and plenty of space to include potted plant displays and a seating area.

The rear paved private terrace offers a spot to create an outdoor haven in the heart of the town, with a spot for outdoor dining and relaxation and planting possibilities at the boundaries which will provide a secluded sanctuary.

#### Location

The picturesque spa town of Harrogate is a popular destination and a base from which to explore the glorious landscape of the Yorkshire Dales. It offers comprehensive shopping facilities including a shopping centre, arcade and a wide range of independent retailers as well as supermarkets and the celebrated Bettys Café Tea Room together with numerous sports clubs and several golf courses. The nearby A1(M) ensures easy access to both the north and south of the country, as do the excellent links from Harrogate train station which offers regular services to London Kings Cross, Leeds and York. For travel further afield, the Leeds Bradford International Airport is just 11 miles distant. Well-regarded schooling in the vicinity includes Harrogate Grammar School, Ashville College and Queen Mary's School.









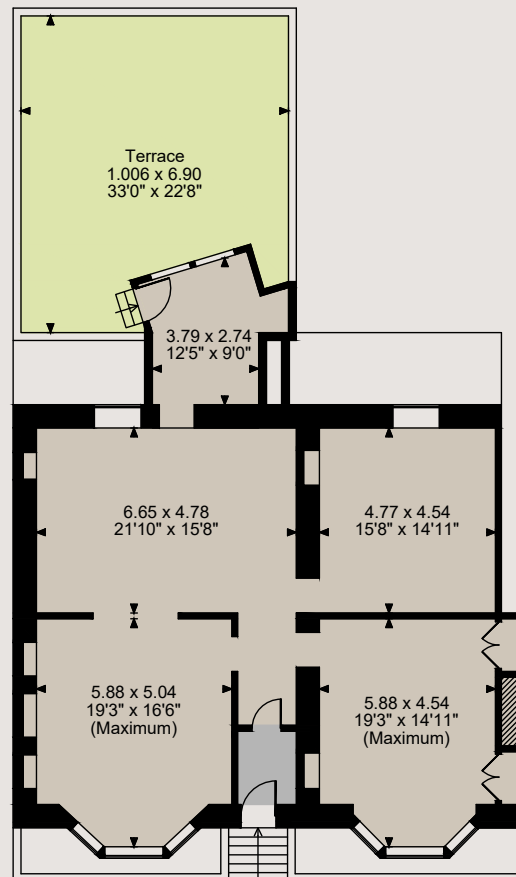
York Place, Harrogate

Main House internal area 1,367 sq ft (127 sq m)

Stairwell and Corridor internal area = 237 sq ft (22 sq m)

Terrace external area = 537 sq ft (50 sq m)

Total internal area 1,604 sq ft (149 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From Strutt & Parker's Harrogate office, turn left and follow Albert Street to the crossroads. Turn left onto Princess Square and left to join Victoria Avenue. At the traffic lights, turn right onto the A61/Station Parade. At the next junction, turn right onto the A6040/York Place where the property will be found on the right-hand side.

## General

**Local Authority:** Harrogate Borough Council

**Services:** Mains electricity, water & drainage

**Council Tax:** Band C

**Tenure:** Freehold

**Offers over:** £425,000

## Harrogate

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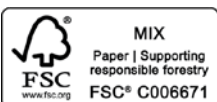
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