



11 Hereford Road, Harrogate, North Yorkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

11 Hereford Road Harrogate HG1 2NP

An elegant stone-built Victorian terraced townhouse with attractive, private gardens in a prime location on the sought-after Duchy Estate.

Harrogate Station 1.2 miles (London Kings Cross 3 hours), A1(M) (J45) 12.4 miles, Leeds Bradford International Airport 12.8 miles, York 23.9 miles

Porch | Entrance hall | Sitting room | Morning room | Dining room | Study/bedroom 6 | Kitchen 5 Bedrooms | Family bathroom | Shower room WC | Double garage | Garden | EPC rating D

The property

This beautifully presented and extended period home has handsome stone elevations and a wealth of characterful retained features, including bay and stained-glass windows, high, ornately corniced and moulded ceilings, dado rails, hardwood flooring and striking marble feature fireplaces. Offering a total of 2,612 sq. ft of light filled and flexible accommodation arranged over three floors.

A bright porch with mosaic floor tiles opens into the hallway with chequerboard monochrome marble tiled flooring, Lincrusta wall moulding paper and a stairway rising to the first floor. On the ground floor are three well-appointed reception rooms, including the front-facing sitting room with its bay window and an adjacent dining room both with gas fireplaces. The dining room overlooks the rear garden and from here, a peaceful morning room providing the ideal space to prepare for the day. The accommodation flows into a contemporary, extended kitchen with sky light and dual aspect flooding the room with plenty of natural light and a door to the terrace. It comprises a wide variety of tasteful neutral wall and base cabinetry and contrasting granite work surfaces, a breakfast bar and a range of modern Siemen integrated appliances with underfloor heating which continues into the hallway. The first-floor landing flows into the luxurious

family bathroom with a slipper bathtub, large vanity and walk-in shower, a separate cloakroom and to two generous and tasteful bedrooms with feature fireplaces and fitted wardrobes. On the second floor is a stylish shower room and a further three/ four versatile bedrooms, one of which is currently being used as a study. The bathrooms have underfloor heating.

Outside

The property is set back with a picturesque front garden enclosed via neatly trimmed hedging featuring a well-maintained level lawn, colourful herbaceous planting and a block paved pathway flowing up to the front door. Its private rear garden enjoys a desirable south- westerly facing aspect, featuring a paved sun terrace followed by a section of lush level lawn, enclosed with arched fencing, trimmed hedging and some mature trees and shrubs. Further is the detached double garage with a boarded loft space, power and mains water. It has solar panels on both sides which currently provide revenue of over £1,500 per annum plus electricity savings.

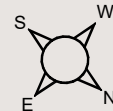
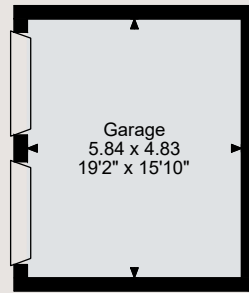
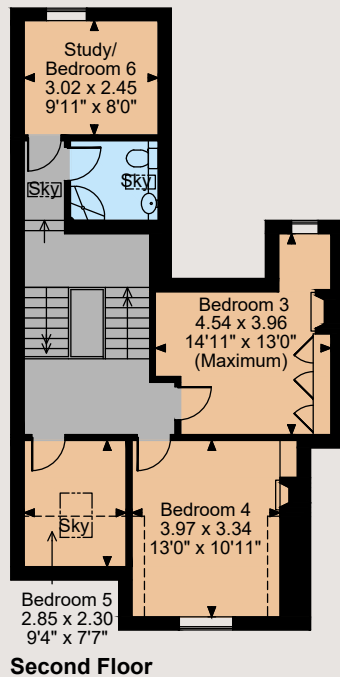
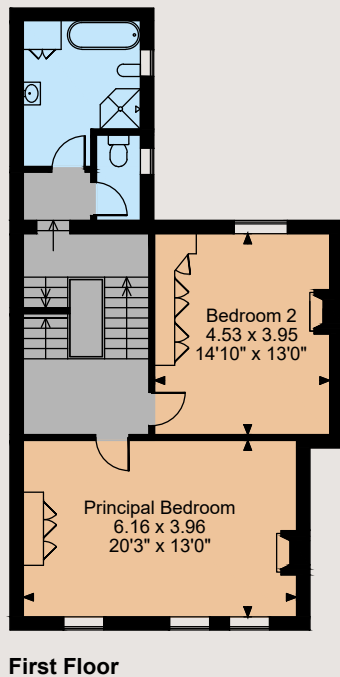
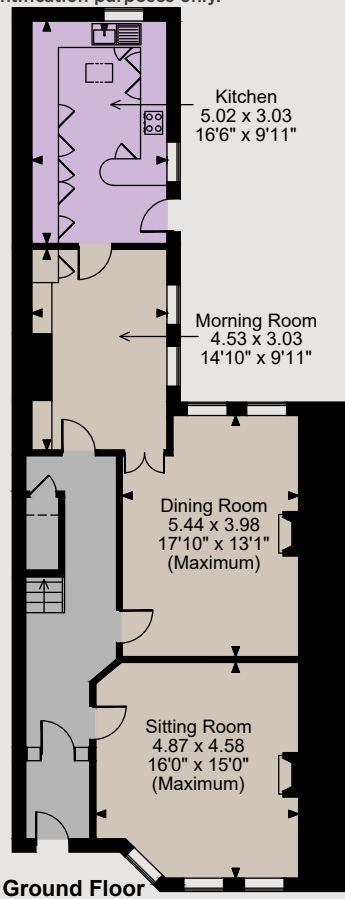
Location

Residing in the Duchy Estate, one of Harrogate's most sought-after addresses, the property is within easy reach of the town centre via Valley Gardens, Harlow Carr and through the Pinewoods. Harrogate boasts a wealth of fine Georgian and Victorian architecture, with excellent shopping, recreational and educational facilities close at hand, including the Hornbeam Business Park, Harrogate Cricket Club, Betty's Tearooms, The Royal Baths and the 200-acre Stray Parkland. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Oakdale and Pannal Golf Clubs. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach. There are a number of nearby independent schools in the area including Brackenfield Junior, Harrogate Ladies' College, Ashville, Queen Mary's and Cundall Manor. The property is also within the catchment for Harrogate Grammar school.





Floorplans Hereford Road, Harrogate
 Main House internal area 2,308 sq ft (214 sq m)
 Garage internal area 304 sq ft (28 sq m)
 Total internal area 2,612 sq ft (243 sq m)
 For identification purposes only.



The area is well connected by road, with the A1(M) just 9 miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in 3 hours. Leeds Bradford airport is 12 miles and offers both domestic and international flights.

Directions

What3Words - ///backs.shadow.squad

General

Local Authority: North Yorkshire County Council
Services: Mains electricity, gas, water and drainage. Gas central heating. All windows have been double glazed. Solar panelling on both sides of the garage roof.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,150,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX
01423 561274

harrogate@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

