



11 Queen Parade, Harrogate, North Yorkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

11 Queen Parade Harrogate North Yorkshire HG1 5PW

A fine double fronted Grade II listed Victorian villa, with five bedrooms and elegant original details, in a sought-after Harrogate setting.

Harrogate town centre 0.2 miles, Harrogate mainline station 0.3 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 7.6 miles, York 23.2 miles, Leeds Bradford Airport 12 miles

Reception hall | Sitting room | Garden room
Dining room | Kitchen | Utility | Cloakroom
Bedroom with en suite shower room | 4 Further bedrooms | Family bathroom | Shower room
Box room/storage | WC | Wine cellar | Store
2 Storey coach house with garage, office & store/gym | Garden | EPC rating E

The property

11 Queen Parade is a splendid villa-style period home that offers over 3,000 sq. ft of stylish, light-filled accommodation. The property, which retains its original cast-iron veranda across the front, offers plenty of original character outside and in, including elegant and intricate cornicing and tall sash windows welcoming plenty of natural light.

On the ground floor there is an impressive, welcoming reception hall with a large bay window to the front and double doors leading to the generously proportioned sitting room, also with a full-height bay window, in addition to a feature fireplace. Further reception rooms include the formal dining room with seamless period detailing and the garden room with its exposed stonework, glass ceiling and panoramic windows creating a light and airy atmosphere. The contemporary kitchen has tiled flooring, fitted units to base and wall level, a range cooker and ample space for a breakfast table, with the adjoining utility room offering further

space for appliances. There is also a sizeable wine cellar and store beneath the ground floor.

There are three beautifully presented double bedrooms on the first floor, each of which features built-in wardrobes and one with an en suite shower room. There is also a family bathroom and a separate WC.

Further up on the second floor there are a further two bedrooms, one of which is a double, and an additional shower room. There is also a small 'box' room offering an additional storage space.

Outside

At the front of the property, the garden is bordered by walls, cast-iron fencing and established hedgerows and includes box hedging and paved terracing, which is partially shaded by the beautiful veranda. Entrance for vehicles is via the driveway at the side, which leads to the coach house at the rear of the house. The coach house comprises a garage and an office space with storage or the potential for a home gym on its first floor. The rear garden has paved terracing and pathways and an area of lawn, with borders of established shrubs and mature hedgerows.

Location

The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure, and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent. The area is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling, and riding routes, is also within easy reach.





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Approximate Gross Internal Area = 278.9 sq m / 3001 sq ft

Cellar = 51.3 sq m / 552 sq ft

Coach House = 68.8 sq m / 740 sq ft

Total = 399 sq m / 4293 sq ft

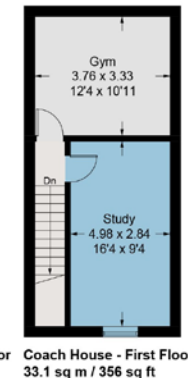
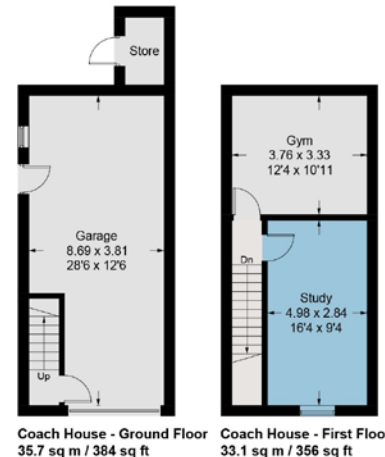
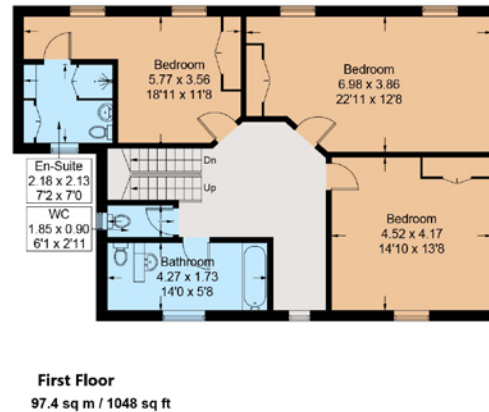
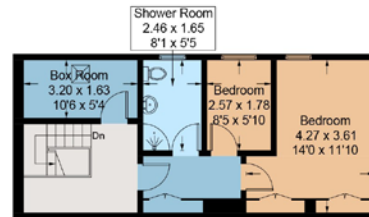
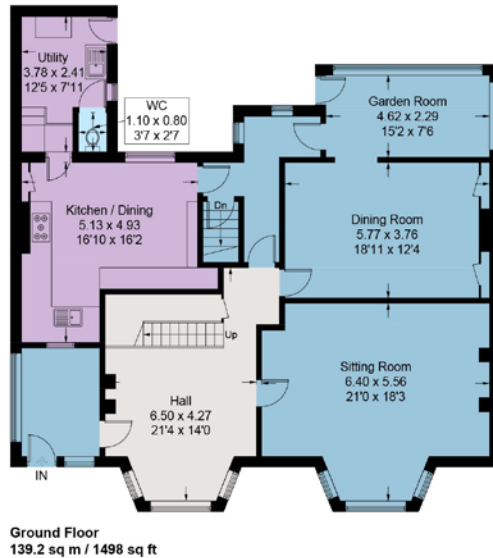
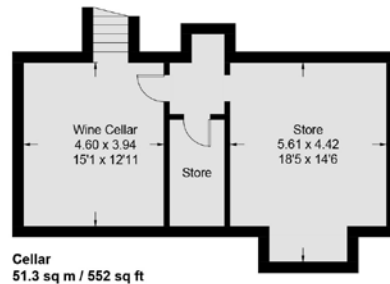


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1030108)



Direction

With Strutt & Parker's Harrogate office on the left, head along Albert Street and turn left onto Prince's Square, then turn left onto Victoria Avenue. Take the second exit at the roundabout to stay on Victoria Avenue and then, arriving at a T-junction, turn right onto Queen Parade. You will find the property on the left-hand side.

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas, water, and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,800,000

Harrogate

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