

17 Queen's Road

Harrogate



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegant and imposing period residence, showcasing Victorian architectural detail with exceptional kerb appeal.

Combining striking period architecture with a highly desirable setting, this distinguished home presents a rare opportunity to acquire a property of both character and presence, ideal for discerning buyers seeking elegance and individuality.



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE/ STORE



PRIVATE REAR WALLED GARDEN



FREEHOLD



TOWN CENTRE



3,448 SQ FT (320 SQ M)



OFFERS OVER £1,400,000



The property

Constructed from attractive stone, the property features classic gabled elevations and beautifully proportioned bay windows, reflecting its heritage and refined character. A charming, glazed entrance porch provides a welcoming approach, leading into a home rich in original features to include tall sash windows, attractive cornicing and impressive fireplaces, set within a mature and private setting. It has been refurbished and thoughtfully extended during the current owners' tenure showcasing a flawless blend of contemporary living with period charm.

The ground floor offers three comfortable and well-presented reception rooms including a beautifully proportioned sitting room that is rich in character and designed for both comfort and style. An imposing stone fireplace houses an open fire, and built-in shelving provides practical storage and display space. The formal dining room has ample space for a large table and features wooden flooring, a cast-iron fireplace with a tiled surround and a wonderfully crafted stained-glass window that is both decorative

and distinctive adding a sense of artistry and individuality.

The heart of the home is the L-shaped open plan kitchen, family and breakfast area that is enhanced by multiple windows and a vaulted ceiling that adds to the sense of volume and openness. It has been expertly extended to create a bright and contemporary living space perfectly suited to modern lifestyles. Centred around a generous island with breakfast bar seating, the kitchen provides an ideal setting for both casual dining and entertaining. Sleek cabinetry and high-quality worktops are complemented by integrated appliances and a striking double sided stove with stainless steel splashback, combining style with practicality. Dividing the breakfast and family area is a striking freestanding stove, set within a recessed feature, creating a stylish focal point while magnifying the sense of comfort and relaxation. The layout flows effortlessly offering a superb setting for modern family living and entertaining.



The breakfast area has plenty of space for a family table for a more informal dining setting with large sliding doors providing direct access to the garden, blending the line between indoor and outdoor living. Completing the ground floor is a guest WC and a useful utility room which offers additional storage space, as do the cellars.

Stairs lead from the entrance hall to the first-floor landing off which there are three well-presented double bedrooms, one of which is currently being utilised as a home study. These include the impressive principal bedroom at the front, which has built-in storage, a large bay window and a modern en suite shower room with a walk-in shower and dual washbasins. The family bathroom has a large oval bath, partially freestanding in design and positioned to maximise both space and aesthetic impact. The stairs continue to the second floor, where there are an additional three generous double bedrooms, one of which has an en suite shower room, plus a family shower room.

Outside

The house is set behind a neatly maintained front garden, bordered by established hedging and planting, offering both privacy and a picturesque outlook. A gravel driveway provides off-street parking and enhances the sense of arrival, while the surrounding greenery creates a calm and secluded atmosphere. At the rear there is a single garage/store and a beautifully landscaped and highly private garden, with multiple seating areas offer a tranquil retreat with a wonderful sense of seclusion. Thoughtfully designed, the space features well-stocked borders, mature planting and a variety of textures and colours, creating year-round interest. A paved pathway winds through the garden, leading to a delightful, covered seating area, framed by climbing greenery and a timber pergola—perfect for al fresco dining and entertaining. Raised stone planters and manicured lawns provide structure and balance, while established trees and hedging enhance the peaceful, enclosed setting. The garden seamlessly complements the character of the property, combining practicality with natural beauty.



Key Locations

- Bettys Café Tea Rooms
- Harrogate Pump Room
- Harrogate Theatre
- Mercer Art Gallery
- Nidderdale National Landscape
- RHS Garden Harlow Carr
- Royal Pump Room Museum
- Ridding Park Spa
- The Pinewoods
- The Turkish Baths Harrogate
- Valley Gardens
- Watermark Gallery
- Whitewall Galleries
- Yorkshire Dales National Park

Nearby Stations

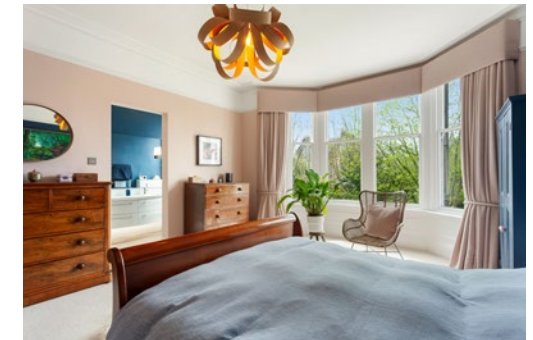
- Harrogate
- Hornbeam

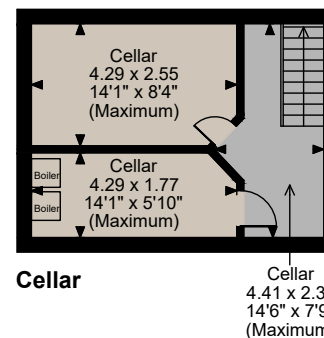
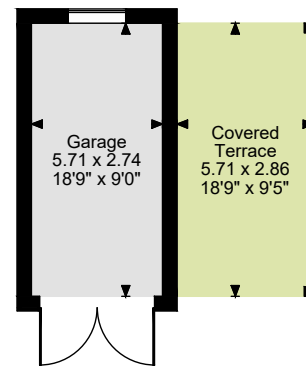
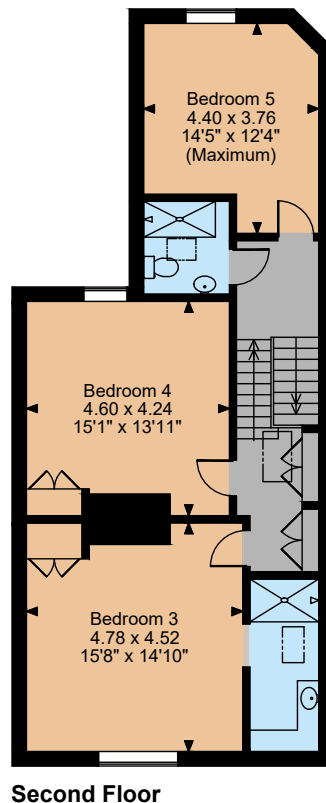
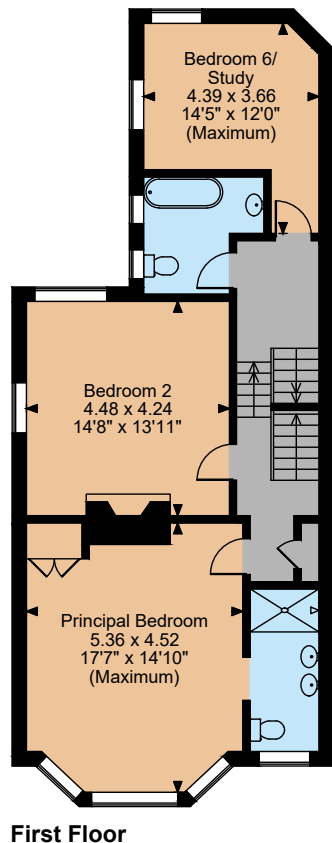
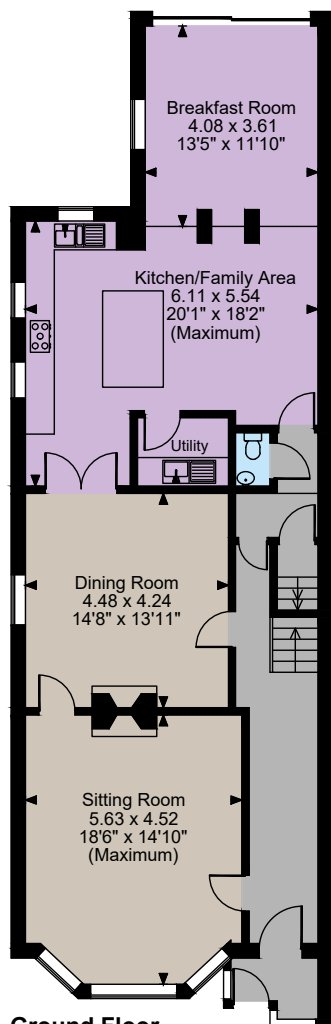
Nearby Schools

- Ashville College
- Brackenfield School
- Harrogate Grammar School
- Oatlands Community Junior School
- Oatlands Infant School
- Rossett Acre Primary School
- Rossett School
- St Aidan's C of E High School
- St John Fisher Catholic Academy
- St Peter's C of E Primary School
- The Duchy College
- Western Primary School

Distances

- Ripon 12.7 miles
- Leeds Bradford Airport 12 miles
- Leeds 16 miles
- York 23.1 miles





Location

The property is located less than half a mile from the centre of the historic spa town of Harrogate, close to the open green space of The Stray and Valley Gardens. Harrogate is renowned for its elegant Georgian and Victorian architecture and offers excellent shopping, leisure and cultural facilities, together with several supermarkets and a choice of highly regarded schools, both state and independent. The area is well connected by road, with the A1(M) approximately nine miles from the property, providing easy access north and south, while Harrogate station offers direct rail services to London Kings Cross in around three hours. The property is also situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Harrogate Golf Club and Pannal Golf Club. The Nidderdale Area of Outstanding Natural Beauty, with its wealth of walking, cycling and riding routes, lies within easy reach.

Floorplans

Total internal area 3,448 sq ft (320 sq m)
For identification purposes only.

Directions

HG2 0HA - what3words: ///smile.chose.invite

General

Local Authority: North Yorkshire County Council

Services: Mains electrics, gas, water and drainage

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

Council Tax: Band G

EPC Rating: D

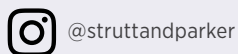
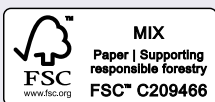
Harrogate

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