




23 Treesdale Road
Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully appointed, four-bedroom period mid-terrace with annexe potential on the favoured west side of the town.

An attractive four-storey Victorian family home brimming with period charm and character combined with quality fixtures and fittings and elegant neutral décor. It is in a sought-after area just off Cold Bath Road, near to independent shops, a wine bar, and popular local schools and within easy reach of the town centre and station.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



RESIDENTS PARKING



COURTYARD GARDEN



FREEHOLD



PRIME TOWN LOCATION



**1,911 SQ FT
(177 SQ M)**



**GUIDE PRICE
£750,000**



The property

23 Treesdale Road is a handsome stone-built family home offering at total of 1,911 sq. ft of light-filled flexible accommodation arranged over four floors. Configured to provide an elegant and practical living and entertaining environment, sensitively combining modern amenities, quality fixtures and fittings and neutral décor throughout with period features including sash glazing, high ceilings and original fireplaces. The property also benefits from planning permission for the creation of a lean-to rear extension at basement and ground floor level.

The accommodation flows from an entrance vestibule into a welcoming reception hall with flagstone flooring that flows into the charming L-shaped dining kitchen to the rear of the property. The kitchen features a range of raised panelled wall and base units in white, complementary work surfaces, a Belfast sink and integrated appliances including a modern range cooker with a back door that opens to steps leading down to the south-east facing courtyard garden. The dining area features an original cast iron range

and ample space for a large table. To the front of the property a generous, wooden-floored sitting room featuring a large bay window that floods the room with natural light, and a characterful open fireplace, flanked on each side by bespoke storage.

From the hallway a concealed staircase descends to the lower ground floor which houses a rear aspect snug with a feature cast iron fireplace, walk-in storage and a door to the rear courtyard garden. This space could offer the potential for use as a self-contained annexe if required.

The first floor has two sizeable double bedrooms of similar proportion, both with exposed wooden flooring and includes the rear aspect principal bedroom and a stylish en suite shower room. The property's two remaining double bedrooms can be found on the vaulted second floor, together with a modern family bathroom with freestanding bath and separate walk-in shower enclosure.



Outside

Set behind low-level stone walling topped by original iron railings and having plenty of kerb appeal, the property is approached through a pedestrian gate over a low-maintenance paved and gravelled front garden. The south-east facing walled courtyard garden to the rear benefits from attached external stores and is also paved for ease of maintenance, ideal for entertaining and al fresco dining, and is accessible through a rear pedestrian gate giving access to the lower ground floor entrance door and to the steps rising to the ground floor kitchen.

Location

The property is located in a fashionable Conservation area near to local shops, wine bar and schooling and is within easy reach of the spa town's historic centre of the spa town. Harrogate provides a shopping centre, arcade and wide range of independent retailers as well as supermarkets, the world-renowned Bettys Café Tea Room and sports facilities including cricket, tennis, rugby, football and squash clubs and five nearby golf courses.

Communications links are excellent: regular bus services link Harrogate to Ripon and Leeds. The A61 links to the A1(M), providing access to the north and south of the country and the motorway network. Harrogate mainline station offers direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights.

There are a number of highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.

Distances

A61 (Ripon Road) 0.5 mile
Ripon 11.4 miles
A1(M) (Junction 45) 11.7 miles
Leeds Bradford Airport 12.7 miles
Leeds 16.2 miles

Nearby Schools

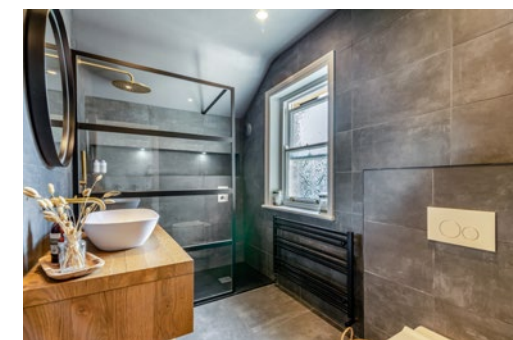
Oatlands Infant School
Oatlands Community Junior School
Western Primary School
Rossett Acre Primary School
Ashville College
Rossett School
Harrogate Grammar School
St John Fisher Catholic Academy
St Aidan's C of E High School
St Peter's C of E Primary School

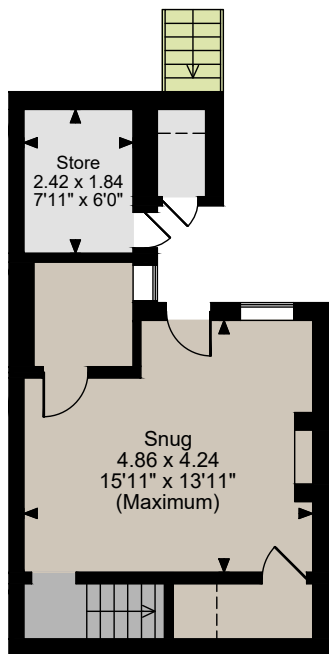
Key Locations

Bettys Café Tea Rooms
Harrogate Pump Room
Royal Pump Room Museum
The Turkish Baths Harrogate
Rudding Park Spa
Mercer Art Gallery
RHS Garden Harlow Carr
Nidderdale National Landscape
Yorkshire Dales National Park
Leeds (university city)
York (historic cathedral city)

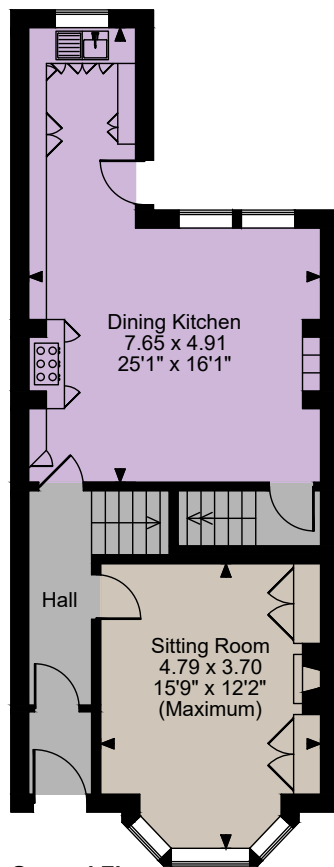
Nearby Stations

Harrogate
Hornbeam

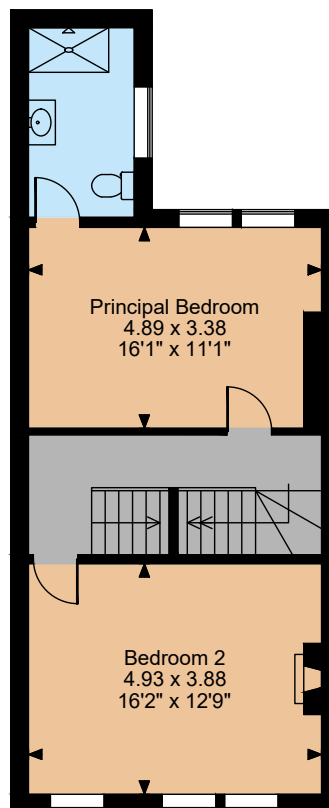




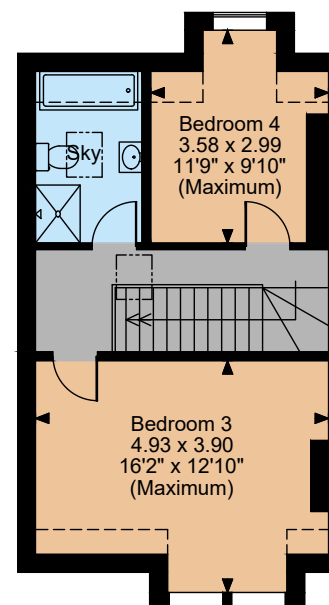
Lower Ground Floor



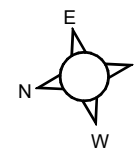
Ground Floor



First Floor



Second Floor



Floorplans

Main House internal area 1,849 sq ft (172 sq m)

Stores internal area 62 sq ft (6 sq m)

Total internal area 1,911 sq ft (177 sq m)

For identification purposes only.

Directions

HG2 0LX

what3words: ///rather.loves.tree

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 D

EPC Rating: E

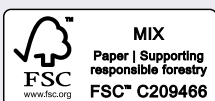
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