




3 and 5 Woodside Walk


Harrogate

Two splendid apartments that form a well-proportioned detached house, in a sought-after residential area


An attractive red brick period property, built in the 1930s that is arranged as two comfortable apartments and set in a peaceful, private position just moments from Harrogate town centre. Located in a popular residential area, in a secluded spot that is set back from the road, and offers flexible living with its self-contained apartments, or could be converted into one well-proportioned family home.




2 RECEPTION ROOMS




5 BEDROOMS




3 BATHROOMS




DOUBLE GARAGE




PRIVATE GARDEN




LEASEHOLD



PRIME TOWN LOCATION



2,514 SQ FT (234 SQ M)



GUIDE PRICE £775,000



The property

3 and 5 Woodside Walk is a fabulous, detached property offering a two-bedroom ground-floor apartment and a three-bedroom apartment spread across the first and second floors. This presents buyers with the potential to generate rental income, be ideal for multigenerational living or to combine the apartments into a larger single residence subject to the necessary planning consents.

The ground floor apartment has a neutral and modern décor throughout. An entrance to the front of the property opens into a welcoming reception hall with doors leading to the two bedrooms and the main reception room. The living room has attractive high ceilings and a dual aspect, including a south-westerly facing bay window which welcomes plenty of natural light. There is also a modern kitchen and breakfast room with high gloss fitted kitchen units to base and wall level with complementary worktops, integrated appliances, space for a dining table and an external door providing side access. The two ground-floor bedrooms are both good sized doubles. Completing

the ground floor is a contemporary family bathroom with an over-bath shower.

The second apartment is arranged across the first and second floors and is accessed via two private entrances. One leads to the kitchen and breakfast room, while the other opens into the hallway. There is a generous sitting room of similar proportions to the ground-floor apartment's living room, which also features a large bay window, as well as a modern glass-fronted fireplace. The kitchen and breakfast room offers more space than the ground floor apartment and has sleek fitted units, integrated appliances, parquet flooring and two walk-in pantries or storerooms. The first floor also has two double bedrooms and a modern family bathroom with a bathtub and a separate walk-in shower enclosure. Further up on the second floor there is a generous L-shaped principal bedroom with a walk-in wardrobe and an en suite shower room. This apartment also benefits from a ground-floor cloakroom/utility with space for a washer and dryer.



Outside

The property is accessed via two lanes, one providing access by foot from either Woodside or Station Avenue and the other providing vehicle access from Chelmsford Road leading to the double garage.

The gardens surrounding the property and include areas of lawn, a paved courtyard garden with raised beds and a patio seating area for al fresco dining. The whole is bordered by established hedgerows providing privacy.

Location

The property is located just 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 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.

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)

Distances

- Harrogate town centre 0.4 miles
- Knaresborough 3.2 miles
- Wetherby 8.7 miles
- Ripon 11.5 miles
- Leeds 15 miles
- York 21 miles

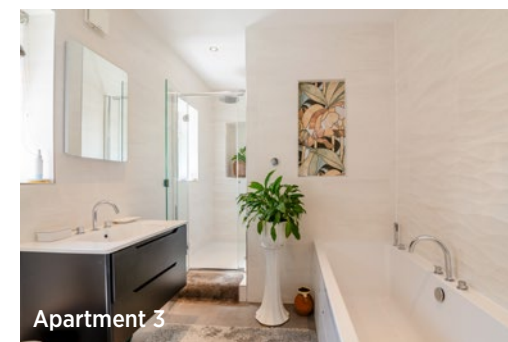
Nearby Schools

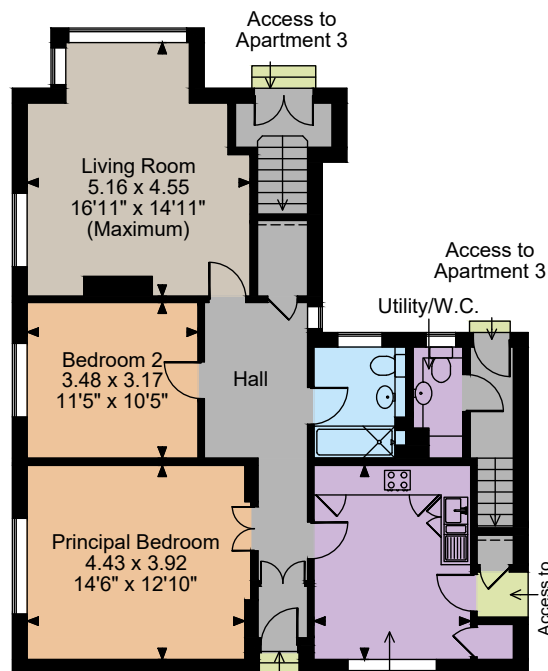
- Oatlands Infant School
- Oatlands Community Junior School
- Western Primary School
- Rossett Acre Primary School
- Ashville College
- Rossett School
- Harrogate Grammar School
- St John Fisher Catholic Academy
- St Aidan's C of E High School
- St Peter's C of E Primary School

Nearby Stations

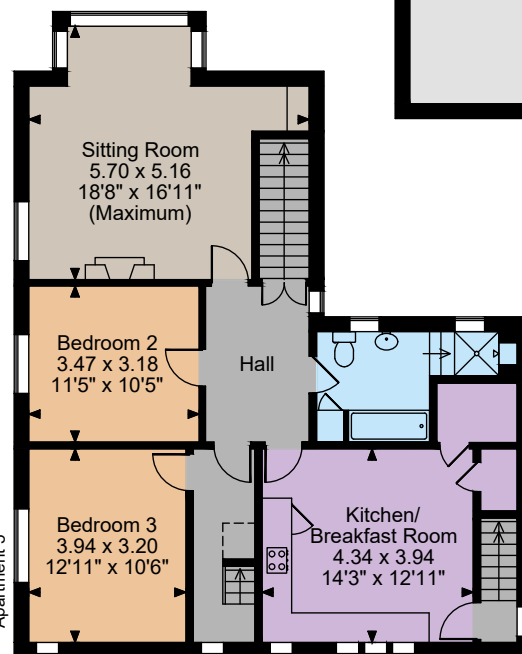
- Harrogate

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

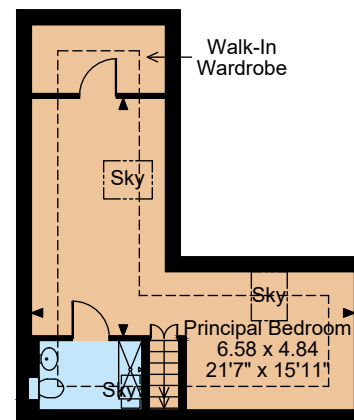
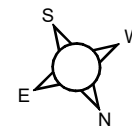
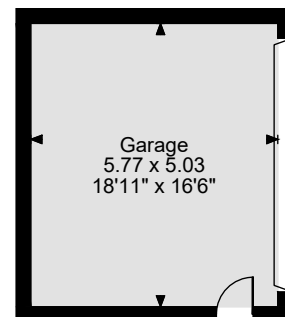




**Apartment 5
Ground Floor**



Apartment 3 First Floor



Apartment 3 Second Floor

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8650739/SMA



Floorplans

Apartment 3 internal area 1,003 sq ft (93 sq m)

Apartment 5 internal area 1,199 sq ft (111 sq m)

Garage internal area 312 sq ft (29 sq m)

Total internal area 2,514 sq ft (234 sq m)

For identification purposes only.

Directions

HG1 5NF what3words: ///silent.tall.trying

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas and water.

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

Council Tax: Band C

EPC Rating: Apt 3 rating E, Apt 5 rating C

Leasehold: 999 years from 24 January 1985 for each apartment

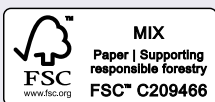
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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 June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561 274

harrogate@struttandparker.com
struttandparker.com



@struttandparker

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

For the finer things in property.

