

Apartment 1, 61 York Place

Harrogate



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exquisite, recently renovated ground floor duplex apartment in a prime position overlooking The Stray

A seamless blend of history and modern living, this elegantly renovated heritage property is the result of a full-scale transformation. Every inch of the home has been thoughtfully reimagined to enhance functionality and comfort, while paying deep respect to its architectural origins.



3 RECEPTION ROOMS



3 BEDROOMS



3 SHOWER ROOMS



SECRET GARDEN ROOM



COURTYARD GARDEN



FREEHOLD



PRIME TOWN LOCATION



DUPLEX APARTMENT



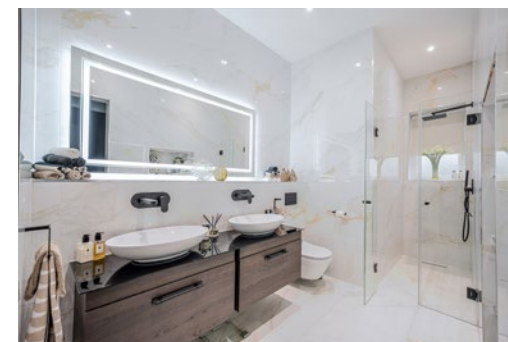
OFFERS OVER £1,500,000

The property

A handsome stone-built double-fronted period property with high ceilings and large windows that accentuate the home's generous proportions. It has been conscientiously designed to provide light-filled and flexible accommodation that occupies the ground and lower ground floors. The current owners have recently completed a full refurbishment of the property to feature high specification fixtures and fittings with refined interior décor throughout. The works include a full mechanical and electrical rewiring and new high-efficiency boilers and radiators. The lower ground floor has been excavated and converted to significantly extend the living accommodation and has been fully water and damp-proofed with the addition of a mechanical ventilation system. There is underfloor heating throughout the lower ground and selected upper areas for enhanced comfort. The restoration and preservation of the heritage of the property have also been a key part of the works completed. The coving, wall panelling, and timber shutters have been meticulously preserved and restored, offering a glimpse into the craftsmanship

of a bygone era. These elements now stand proudly alongside sleek, modern additions such as new timber sash windows and doors to match original profiles and improve thermal performance with the latest vacuum glazing. The whole creating a harmonious dialogue between past and present.

The accommodation flows from a private entrance lobby to an impressive and welcoming part-panelled reception hall. The generously proportioned sitting room has a large south facing front aspect bay incorporating large sash glazing, not only admitting a wealth of natural light but also providing stunning views over the front garden to The Stray beyond, together with a feature moulded ceiling and a modern remote-operated gas fireplace. The magnificent, bespoke kitchen provides a range of wall and base units with complementary worktops and splashbacks and a large marble central island with breakfast bar on each length for an informal dining setting. There are modern integrated appliances which comprise two Miele ovens, with warming drawers, a combination microwave oven and a six-ring induction hob.



There is also a Miele fridge and freezer, a Miele coffee machine, two wine chillers, a dishwasher and a Quooker hot/sparkling water tap. Double doors open from the kitchen to a useful utility room also fitted with bespoke complementary range of units providing plenty of additional storage space, and with a door to a rear porch with access to the rear courtyard garden. There are two sizable double bedrooms, both with extensive custom-made built-in storage, and one with a secret door to a luxury en suite shower room with twin sinks. Completing the ground floor is a further premium family shower room, also with twin sinks and suitable for use as a guest cloakroom.

A custom-built staircase with book match feature tiled walling leads to the lower ground floor where you will find a practical laundry room with a door opening to external stairs. There is also a fabulous cinema room that is perfect for entertaining, this space lends itself for a multitude of uses such as a home gym or office. Completing the accommodation is an impressive guest suite that boasts a splendid walk-through fitted dressing room and a deluxe en suite shower room.

Outside

Set behind wrought iron railings and a beautifully manicured formal garden, a gravel pathway guides you to a central stone pedestal that is flanked by lush greenery and continues onto the front door. Hedges form clean, geometric lines around the space and enclose the rich and vibrant flower beds. A shared driveway provides parking with an EV charger and gives access to the once detached garage that has been converted into a 'secret garden room'. This superb outdoor living space comes complete with fully purposed living accommodation with a hot water tap and two wine coolers. The area features bi-fold doors, allowing the interior and exterior spaces to merge seamlessly and providing the ultimate open-air living experience and is perfect for relaxing and entertaining. Framed by character brickwork and elegant architectural features, the courtyard combines contemporary comfort with timeless charm. Subtle outdoor lighting and thoughtfully curated greenery make this the perfect space for both day and evening enjoyment — an idyllic secret garden sanctuary that extends the home's living space in every season.



Nearby Stations

- Harrogate
- Hornbeam Park

Key Locations

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

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

Distances

- Harrogate town centre 1 mile
- Ripon 12.3 miles
- York 21.7 miles
- Leeds Bradford Airport 13.3 miles
- Leeds 16.1 miles

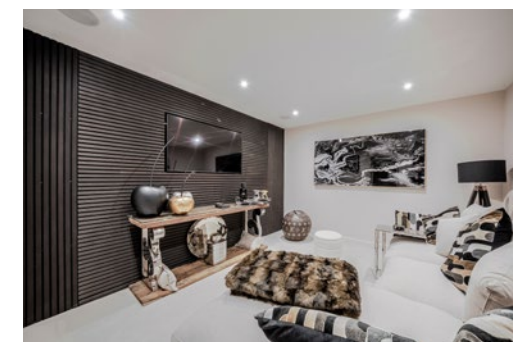
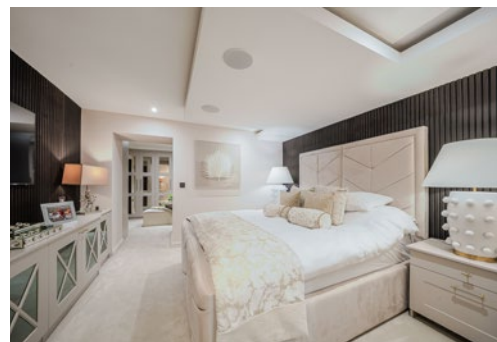




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Location

The property sits in a fashionable Conservation Area at the heart of the historic spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has 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.

Floorplans

Total internal area 2,648 sq. ft (246.1 sq. m)

For identification purposes only.

Directions

Post Code: HG1 5RH

what3words: ///system.grew.chef

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band F

EPC Rating: D

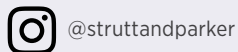
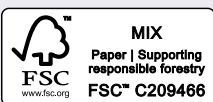
Fixtures and Fittings: Available by separate negotiation

Harrogate

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