



QUEENS ROAD, HARROGATE, HG2

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A stunning Victorian townhouse in the heart of Harrogate

17 Queens Road is a stunning and highly desirable Victorian town house, perfectly positioned on a popular tree-lined avenue and within striking distance of the fashionable Cold Bath Road.

Boasting an abundance of charm and character throughout, this immaculate home offers flexible and versatile accommodation over three floors plus a useful cellar and garage.

Within walking distance of local primary and secondary schools, shops, bars, restaurants and the Valley Gardens as well as the town centre itself - this home offers a fantastic lifestyle for a variety of buyers.

Having been cleverly extended and beautifully renovated throughout to an exceptional high standard, this generous and light-filled accommodation briefly comprises; vestibule with Victorian tiled flooring, flowing into a warm and welcoming entrance hall with w/c.

To the left of the hall and front of the property is a fantastic drawing room with large bay window, feature fire surround and working open fire.



Tenure Freehold	Local Authority Harrogate Borough Council	Council Tax Band Band G	EPC Rating D
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Property Description

There is a second reception room, which is currently utilised as a dining room, with fabulous stained-glass window that pops with bright colours and an original Victorian fireplace.

To the rear of the property, accessed off the hall and through the dining room, is a cleverly extended dining kitchen/sitting room with modern fitted units, integrated appliances, dual log burning stove and sliding doors leading out to your garden. Adjacent to the kitchen is a separate utility and access to the cellar can be gained from the hallway.

To the first floor is a fabulous master suite with large bay window and en suite shower room with dual sinks.

Two further double bedrooms and modern tiled house bathroom.

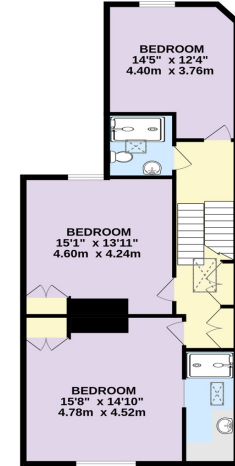
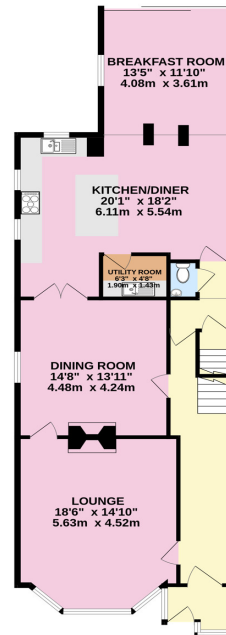
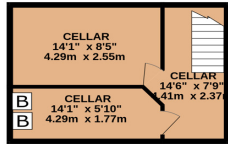
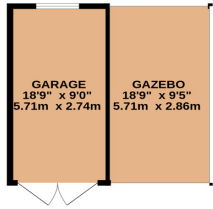
To the second floor are three further double bedrooms, one benefiting from an en suite shower room and the other two are serviced by a further house shower room.

Outside, beyond the wrought iron gates, is an enclosed driveway with parking for numerous cars. The planted borders, lawned area and trees offer great privacy to the front of the property.

To the rear of the property is a phenomenal landscaped private garden, mainly laid to lawn with planted borders, perfectly placed patio seating to follow the sun along, with a cleverly designed covered entertaining area – this garden is a perfect place for al fresco dining with friends and family. This incredible garden is such a rare find so close to the town centre.







TOTAL FLOOR AREA : 3448 sq.ft. (320.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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