



36 YORK PLACE, HARROGATE

£1,500,000

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A unique luxurious duplex apartment in the heart of Harrogate with Stray views

36 York Place occupies a superb position adjoining and overlooking The Stray, a 200 acre grass parkland in central Harrogate.

Having been finished to the highest of standards and boasting a luxurious finish, the property offers over 4,000 sq ft (inc garage) that can be tailored to suit a variety of needs for any potential buyer, it will particularly appeal to those seeking quality apartment living with luxury very much in mind with a beautiful balance of elegance and contemporary. The property offers spacious and immaculately presented accommodation, arranged over the first and second floors of this impressive Victorian property.

The apartment has been completely refurbished including a full rewire/replumb, a new roof, new zoned underfloor heating throughout controllable by a mobile phone, bespoke Stephen Neall kitchen with a full range of quality appliances (Sub-Zero Fridge Freezer, Wolf Cooker/Range), remote control gas effect fires, Sonos surround sound and AV display entry control system. The apartment benefits from high quality sanitaryware and tiling throughout in all en suites and bath / shower rooms.



Tenure Freehold	Local Authority Harrogate Borough Council	Council Tax Band Band H	EPC Rating B
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Property Details

- Ground Floor** - Private entrances to both the front and rear of the building
- Stairs to first floor
- First Floor** - Hall, Cloakroom, Sitting room, Stunning living kitchen split into sitting, dining and cooking areas, Study
- Utility room, Double bedroom with an en suite shower room
- Stairs to the second floor
- Second Floor** - Spacious landing, Storage / boiler area, Principal bedroom with dressing area and an en suite bathroom
- Two further double bedrooms – each with en suite shower rooms
- Outside** - Courtyard to the rear, Double garage, Additional parking for three cars on gravelled hardstanding area, seating / entertaining area
- Tenure** - We are advised that the apartment is held on the balance of a 999 year lease which commenced in 1977. The apartment is liable for 2/3 of the cost of any repairs.
- Services** - We are advised that all mains services are installed.

Location - HG1 5RH

Situated in a prime location in Harrogate, York Place is within walking distance of the extensive facilities of the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

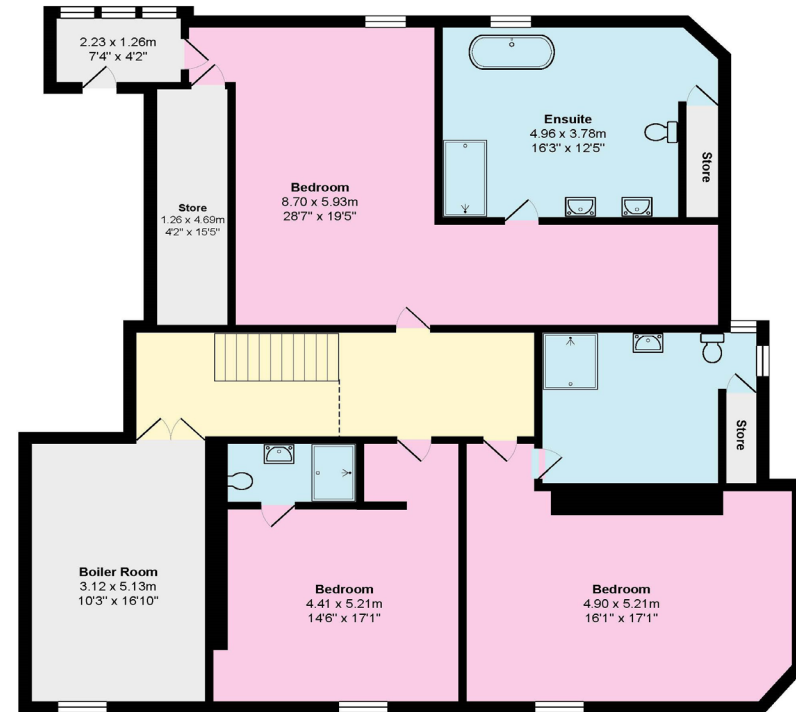








First Floor



Second Floor

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated September 2023. Photographs and videos dated September 2023.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.





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