



# The Old School House

## Grove Road

## Harrogate





Harrogate town centre 0.75 mile  
Leeds Bradford Airport 12.6 miles  
Leeds 16 miles  
(All distances are approximate)

Leasehold: approximately 990  
years remaining



Grove Road is within close proximity of Harrogate town centre, which offers excellent shopping, restaurants, public houses and recreational amenities as well as being approximately 200 metres from the thriving facilities of Kings Road.

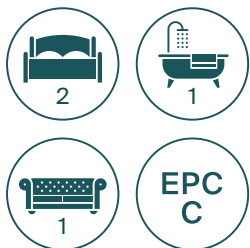
The Old School House has been restored to create four luxurious apartments close to the centre of Harrogate. The apartments have undertaken an extensive refurbishment, producing a combination of period charm whilst using the highest specification of modern luxury fittings. On approach you are met with an elegant communal front door entrance and bright spacious hallway. All apartments offer spacious and bright accommodation.

#### Directions (HG1 5EW)

From the town centre proceed down Parliament Street/A61, at the traffic lights turn right onto Kings Road. Carry on for approximately half a mile before turning right into Grove Road. The Old School House is on the left hand side.



## Apartment 1 Light and airy with open plan living.



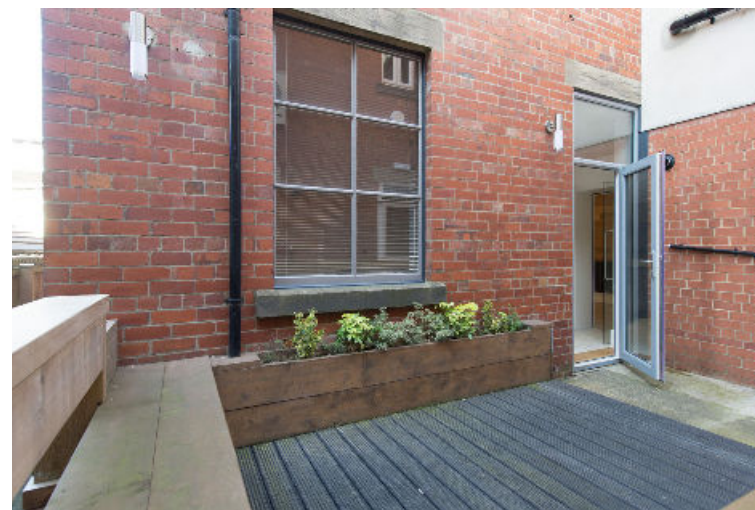
Apartment 1 is on the ground floor of this new development and features a stunning open plan living kitchen with bespoke cabinetry and oversized windows allowing natural light into the apartment for most of the day.

There are two bedrooms at the front and rear of the property and a modern luxurious bathroom. The apartment also benefits from a very useful storage cupboard.





## Apartment 2 Flexible living space with private courtyard.



Apartment 2 is on the ground floor and features a very large living space that can be utilised for a number of purposes such as a home office, dining area, family area or TV area. The modern high quality kitchen is hidden around the corner with space for a dining area and also gives access onto a private courtyard. This apartment offers a master bedroom with en suite and a second bedroom, there is also a house bathroom and very useful utility room.



## Apartment 3 Unique design with spacious mezzanine.



Apartment 3 is on the first floor and offers unique design led spacious accommodation with a mezzanine offering a spacious study or third bedroom. The main living kitchen is spacious and bright with a modern kitchen and statement extractor fan, two bedrooms and a shower room. This apartment also benefits from being air conditioned and has exclusive use of a separate store room on the landing.

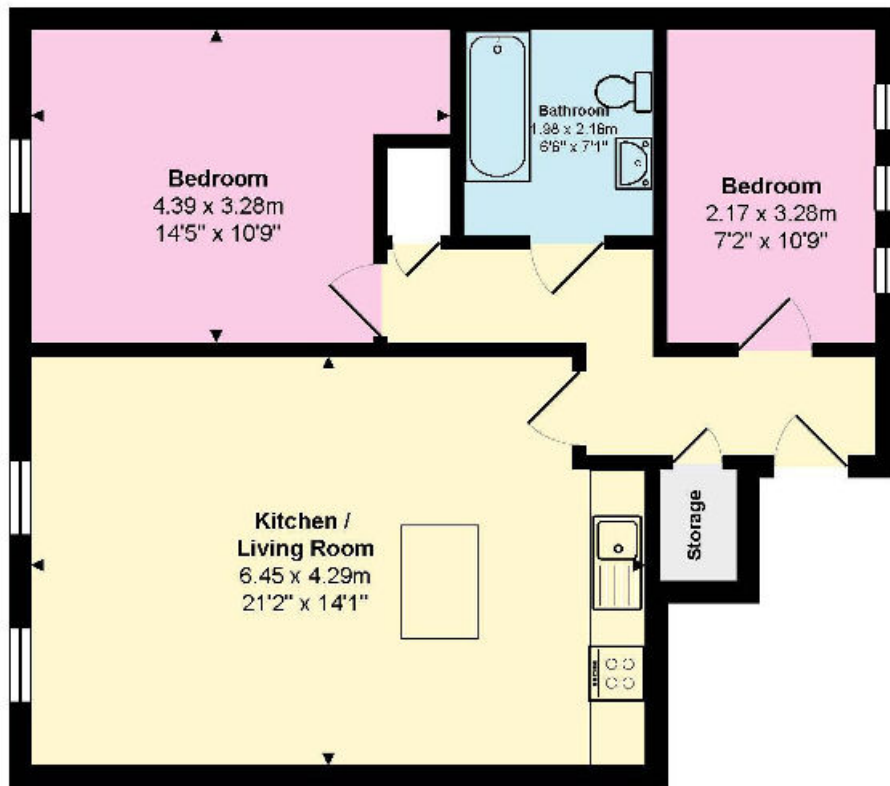




## Apartment 4 Stunning open plan living.



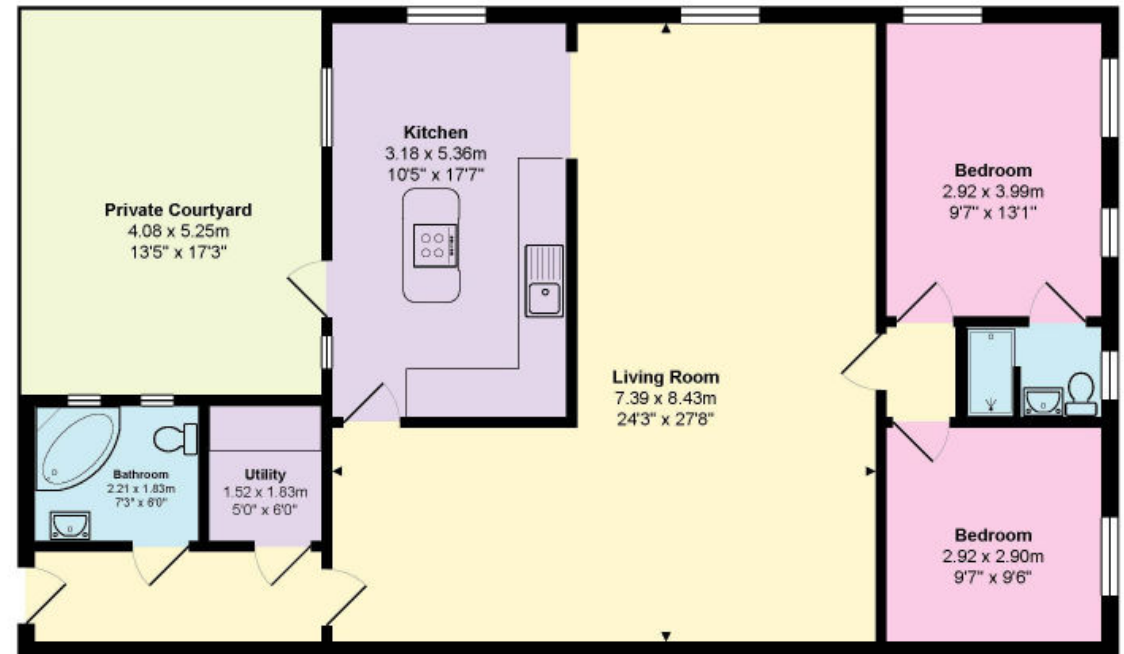
Apartment 4 is on the first floor and offers a stunning open plan kitchen living room with windows on three of the walls bringing in an abundance of natural light, house bathroom, utility room and two bedrooms, one with a dressing area and en suite.



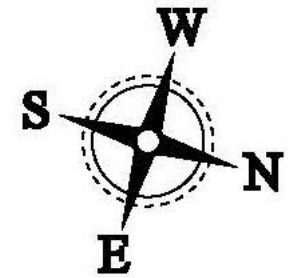
**Ground Floor**

### **Apartment 1**

**Approximate Gross Internal Floor Area**  
62 sq m / 665 sq ft



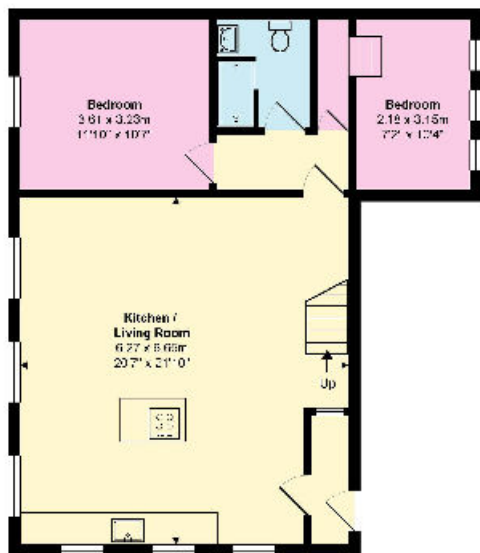
**Ground Floor**



### **Apartment 2**

**Approximate Gross Internal Floor Area**  
102.6 sq m/1105 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

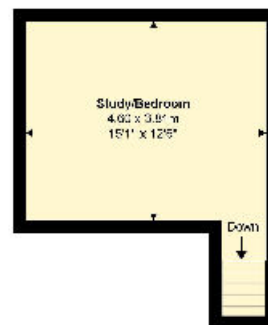


First Floor

### Apartment 3

**Approximate Gross Internal Floor Area**  
90.2 sq m / 971 sq ft

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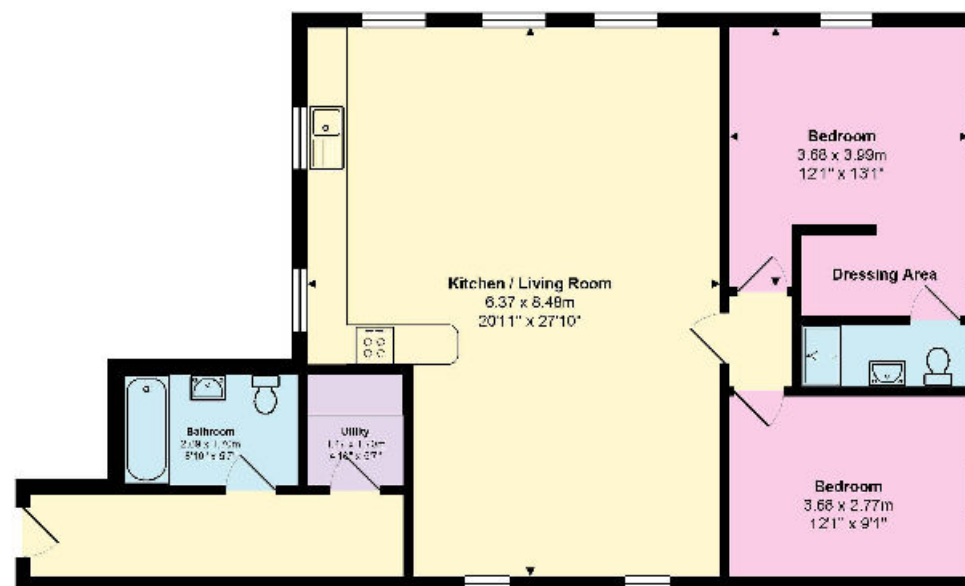


Second Floor



### Apartment 4

**Approximate Gross Internal Floor Area**  
97.8 sq m / 1052 sq ft



First Floor

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24 Albert Street  
Harrogate HG1 1JT

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**I would be delighted to tell you more.**

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