

Duplex Apartment
36 York Place
Harrogate







Exceptional luxurious duplex apartment.



Occasionally, a property of exceptional quality comes to the market and the sale of this apartment is a perfect example.

This period apartment has been completely refurbished to exacting standards and will particularly appeal to those seeking high quality living with luxury very much in mind. The full refurbishment includes a new roof, new zoned underfloor heating system throughout controllable by a mobile phone, bespoke Stephen Neall top of the range kitchen and appliances, remote control gas effect fires, Sonos surround sound and AV display entry control system.



A most spacious and impressive residence built in 1850 and offering extensive accommodation within this attractive and imposing period building. The property retains numerous original features with tall ceilings, period fireplaces and deep moulded cornicing and panelled doors. This property truly offers a very rare opportunity to acquire such a spacious prominent building within the boundaries of the town centre. The property has the benefit of private entrances to both the front and rear of the building.

The apartment has a private grand front door with contemporary staircase, LED lighting leading you up to the first floor where the accommodation has been skillfully designed with entertaining very much in mind with a cloakroom, drawing room with study or bar area and an impressive open plan sitting room, breakfast kitchen and dining room.

The bespoke kitchen, by Stephen Neall Interior Designers, is a stunning feature with McCarron & Co Modena solid timber hand painted units, River Valley granite worktops and an array of top quality appliances including a Wolf range cooker with double oven and extractor over, a Sub-Zero fridge freezer and a Quooker tap.

There is a guest bedroom with en-suite that could be utilised as a home office or gym and there is a separate utility room. To the second floor is further impressive accommodation with three spacious bedrooms all with luxurious en-suites.

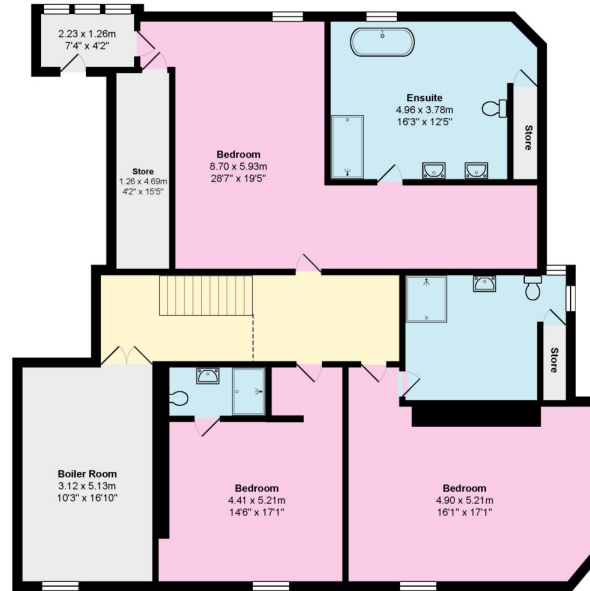
There are two garages, an area for outside entertaining and two private parking spaces.







First Floor



Second Floor

Approximate Gross Internal Area
 Main apartment = 3,816 sq ft
 Garaging = 325 sq ft
TOTAL = 4,141 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

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Location

36 York Place is situated in a prime location in the centre of Harrogate over-looking The Stray; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, 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 and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Directions HG1 5RH

Entering Harrogate town centre on Leeds Road turn right at the Prince of Wales roundabout onto York Place, continue straight through the traffic lights and then a little further on turn left at the Knight Frank For Sale board, then take the immediate right into the parking area.

Services

Mains water, electricity and drainage are installed. Gas central heating.

Tenure

Leasehold - 999 year from Jan 1977 with vacant possession. Ground rent of £1 pa.

Viewing Arrangements

Tel: 01423 530088

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Web: www.knightfrank.com



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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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