



VERITY
FREARSON

3 STRAY GARTH, 15 OTLEY ROAD, HARROGATE, HG2 0DJ

£750,000

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Harrogate, HG2 0DJ

A STUNNING FOUR-BEDROOM DUPLEX APARTMENT ENJOYING ELEVATED VIEWS OVER THE WEST PARK STRAY, JUST A SHORT WALK FROM HARROGATE TOWN CENTRE.

This beautifully presented and impressively spacious apartment offers over 2,000 sq ft of high-quality accommodation arranged over two floors. Finished to a superb standard throughout, the property benefits from contemporary fittings, character features, and outstanding views across the Stray. Located on one of Harrogate's most desirable locations on the Stray, the apartment is within easy walking distance of the town centre and the excellent range of shops, cafés, bars and restaurants of West Park.

With its own private entrance, two reception rooms, four double bedrooms, two bathrooms, two parking spaces and a roof turret with potential to create an outdoor sitting area (subject to the necessary consents), this is a rare opportunity to acquire a striking and flexible home in a prime location.



Private Entrance and Hallway · Dining Hall · Sitting Room · Living Dining Kitchen

4 Bedrooms · En-Suite · House Bathroom

Study/Storage Area · Roof Turret · Eaves Storage

Off-Road Parking · Private Seating Area







ACCOMMODATION

PRIVATE ENTRANCE & HALLWAY

Ground floor private entrance, with storage cupboards, one large under the stairs and a second larger cupboard which is large enough to store bikes and coats etc. Staircase leading to the second floor.

SECOND FLOOR DINING HALL

A bright and spacious central hall with room for a large dining table and useful built-in storage cupboards. Stairs lead to the third floor.

SITTING ROOM

A stunning reception room with five-sided turret offering panoramic views across the West Park Stray. Feature gas fire with stone hearth and timber lintel.

LIVING DINING KITCHEN

A stylish and modern kitchen fitted with a wide range of wall and base units, granite worktops, and central island unit. Integrated appliances throughout. Ample space for a large dining table. Views over the Stray.

MASTER BEDROOM

A generous double bedroom with built in wardrobe and access to:

EN-SUITE (WET ROOM)

Stylishly appointed with walk-in shower, WC and basin. Underfloor heating.

BEDROOM TWO

A spacious double bedroom.

BEDROOM THREE

Another good-sized double bedroom.

BEDROOM FOUR

A further double bedroom with flexible use as guest room or office.

HOUSE BATHROOM

Modern white suite comprising bath with shower over, WC and basin.

THIRD FLOOR STUDY / STORAGE AREA

Accessed via internal staircase. A useful area providing a work from home space.

ROOF TURRET

With far-reaching views. Potential to create outdoor sitting area (subject to planning consents).

EAVES STORAGE

Very large and useful storage space. Part of the area is full height.

FLOOR PLAN



Total Area: 217.3 m² ... 2339 ft² (excluding turret, eaves storage)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

To the front of the property is a gravelled driveway providing off-street parking for two vehicles and a private seating area ideal for enjoying the evening sun.

Services

We are advised the property is connected to mains water, electricity, gas, and drainage. Mains gas-fired central heating is installed.

Agents Note

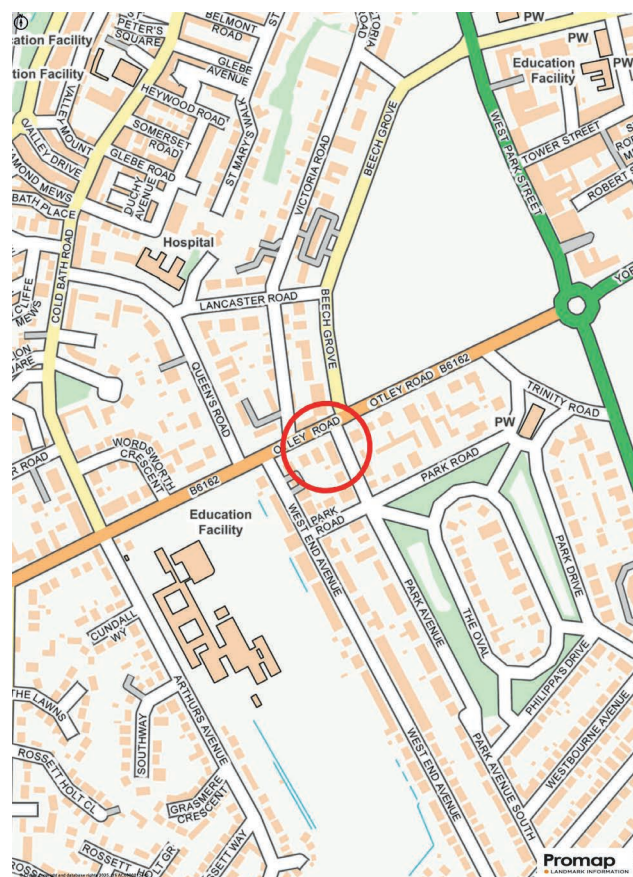
The property is long leasehold, having an original term of 999 years, with a share of the freehold.

The service charge is £100 pcm.

There are no restrictions on letting or pets.

There is off road car parking for two vehicles.

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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