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ROYAL PARADE • HARROGATE



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ROYAL PARADE

Harrogate, North Yorkshire HG1 2SZ

Harrogate Railway Station ½ mile

Leeds 17 miles • York 21 miles

Distinguished period mixed-use property comprising a ground floor shop and four luxury apartments above

Ground floor - entrance lobby, staircase hall

Royale - first floor apartment

The Print Room - first floor apartment

Rajasthan - second floor apartment

Brooklyn - third floor apartment

Loft room

3 parking spaces

For Sale Freehold

This mid nineteenth century, five-storey building is situated in an unrivalled central Harrogate location with views of the iconic Royal Pump Rooms where the crowned heads of Europe once came to take to the waters. It retains the elegant architectural features of the period including a sweeping staircase with mahogany hand rail, high ceilings, original fireplaces, elaborate cornices and antique French doors.

On the ground floor are commercial premises let on a five year lease (available by separate negotiation). Above are four luxury, one-bedroom serviced apartments that combine the quality of a boutique hotel with the freedom and privacy of living in an apartment. On the top/fourth floor are loft rooms where plans have been drawn up to convert into three rooms for utility, laundry and storage.

- Restored Georgian property built circa 1846
- Substantial freehold property of 4341 sq ft plus a ground floor shop
- Superb commercial property investment
- Four apartments individually styled to the highest specification
- Three parking spaces at the rear
- Superb central Harrogate location
- Three minutes' walk from the Turkish Baths and central shopping district
- Short stroll from the railway station

This restored Georgian townhouse has an original staircase with polished hand rail that rises to the top floor, and the stunning interiors blend modern design with mid nineteenth century architecture. On the first and second floors the apartments have elegant windows, cornicing and ceiling roses, deep skirting boards, original floorboards and wonderful period fireplaces. On the third floor a more contemporary finish

includes an open plan living space, exposed stonework and outstanding views. All four apartments have bespoke contemporary kitchens finished to a luxuriously high specification and each bedroom suite has its own dressing room and bathroom with large walk-in showers.

Environs

Harrogate sits on the edge of the Yorkshire Dales and has the superb amenities expected of one of the most prosperous towns in the county. The renowned Turkish Spa Baths and the Royal Pump Room originate from its Victorian heyday as a fashionable spa town with an international reputation. Royal Parade is a prestigious address just down the hill from the world famous Bettys Tea Room and nearby Valley Gardens.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: Mains gas, electricity, water and drainage.

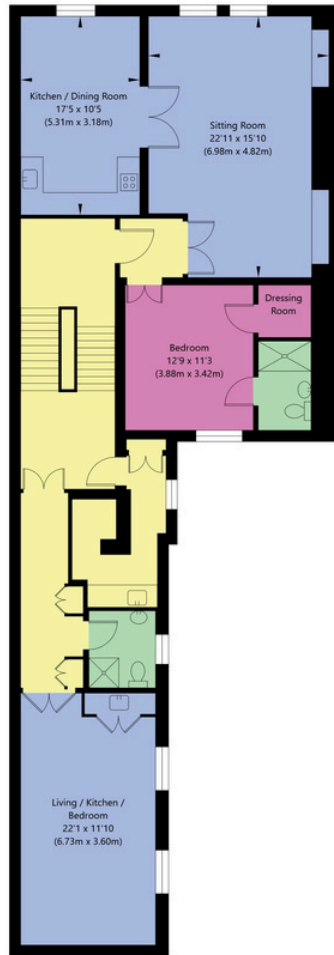
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

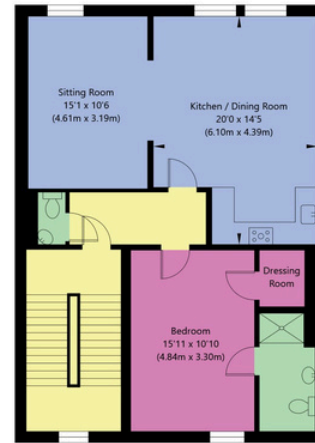
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk AONB Conservation Area

Directions: [///move.boot.caged](http://move.boot.caged)



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1522 SQ FT / 141.39 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 924 SQ FT / 85.81 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 931 SQ FT / 86.47 SQ M



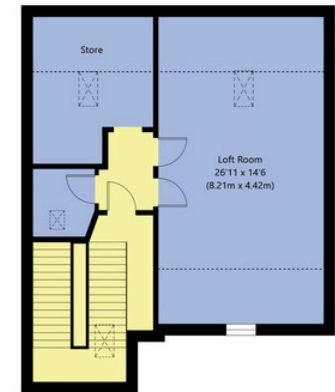
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 234 SQ FT / 21.72 SQ M



9A Royal Parade, Harrogate, HG1 2SZ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4341 SQ FT / 403.18 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Loft
GROSS INTERNAL FLOOR AREA
APPROX. 730 SQ FT / 67.79 SQ M

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City

Country

Coast