



**Minster View, 36-38 Leeds Road, , Harrogate, North Yorkshire, HG2 8BQ**

**£250,000**

Spacious top floor 3 bed apartment. Prestigious Grade II listed building. Desirable HG2 Leeds Road position. Allocated courtyard parking.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superb and well maintained top floor apartment. Ideally located within this prestigious Grade II listed building close to The Stray on Leeds Road. This leasehold property also benefits from a share of the overall freehold. Features include: some high ceilings (lounge & master bedroom), period features, plentiful natural daylight, neutral decoration, gas central heating and attractive communal entrance. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, character, outlook and value.

## PROPERTY SUMMARY

The accommodation boasts three bedrooms, large lounge/dining room, breakfast kitchen, bathroom and master en-suite. Charming balcony overlooking beautifully maintained communal front gardens. Allocated rear courtyard parking space and additional cellar storage space.

## LOCATION

The property is situated in this most desirable area of South Harrogate in a popular and established residential area, with local shops and recreational facilities nearby. There is also convenient access onto the famous Stray, Leeds Road, Cold Bath Road and into Harrogate centre, with the many amenities and transport links on offer there. There is also quick access into the surrounding countryside and the main commuter route to Leeds. The North Yorkshire spa town of Harrogate offers an excellent choice of shops, restaurants, bars and tourist attractions and has often featured as one of the most sought after places to live in the UK. Popular with residents and tourists Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent transport links to Leeds, York and beyond making this area a popular choice for commuters.

## DIRECTIONS

Sat Nav location: HG2 8BQ.

## GROUND FLOOR

Opulent communal entrance with ornately carved surrounding stonework. Inner lobby and hall with staircase to all floors, with the stairs accessing just one first floor apartment and this one. Feature large stained glass window to the half landing.

## SECOND FLOOR

Private entrance door into the central spacious hallway.

**Lounge / Dining Room** 16' 1" x 15' 11" (4.90m x 4.85m)

Large and impressive formal living space with ample seating and dining space. Feature open fireplace and French doors leading onto the curved balcony.

**Breakfast Kitchen** 12' 0" x 11' 3" (3.65m x 3.43m) max.

Well equipped fitted kitchen with plentiful storage, integrated appliances, utility space and an extremely useful full height storage cupboard.



**Master Bedroom Suite** 15' 1" x 11' 10" (4.59m x 3.60m) plus en-suite.  
Large double bedroom with rear window and an en-suite shower room.

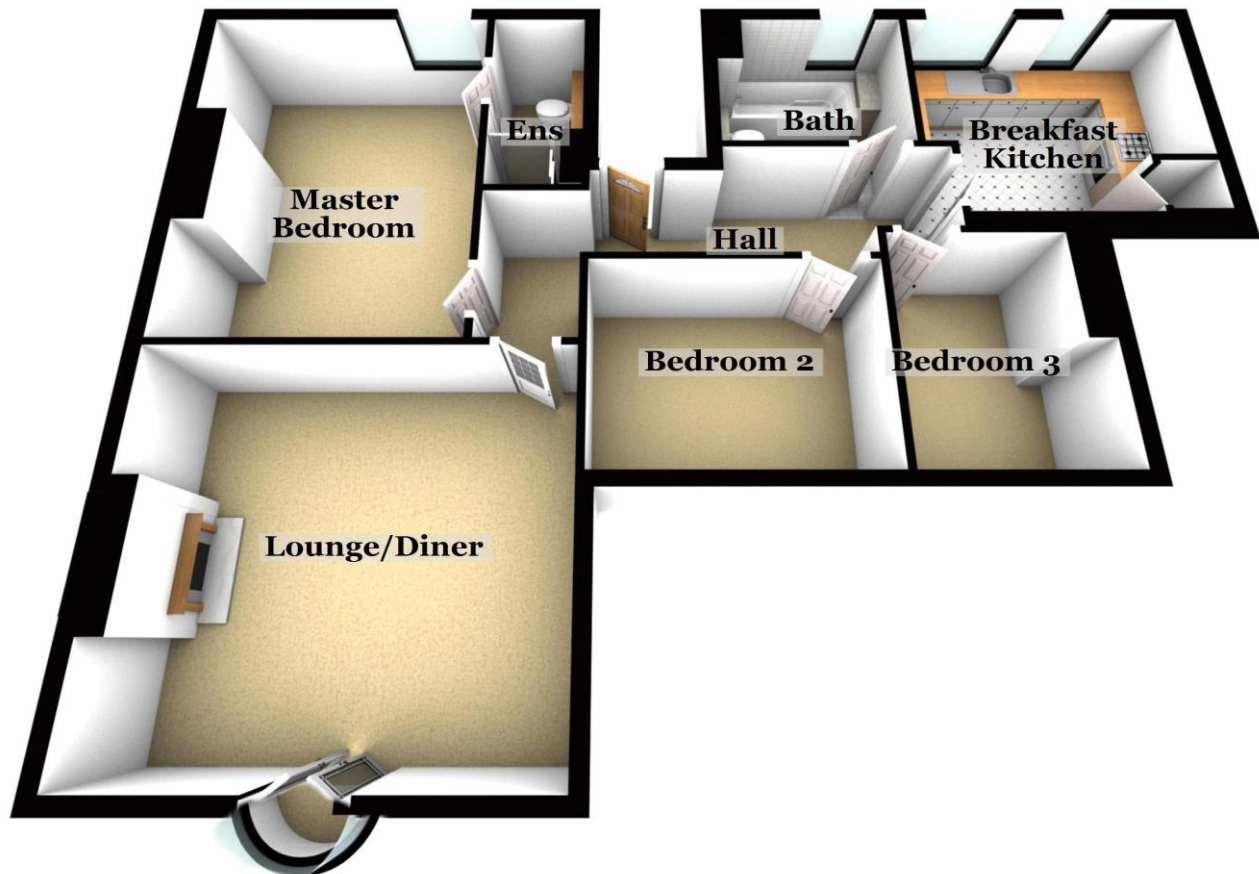
**Bedroom Two** 11' 3" x 8' 11" (3.43m x 2.72m) max floor area.  
Double sized bedroom with large front roof window. Some restricted head height to the eaves area.

**Bedroom Three** 10' 2" x 8' 1" (3.10m x 2.46m) max floor area.  
Single bedroom with large front roof window. Some restricted head height to the eaves area.

**Bathroom** 8' 0" x 7' 6" (2.44m x 2.28m)  
Fitted white bath suite with mixer shower over the bath.



### Second Floor





## OUTSIDE

There are beautifully maintained and impressively stocked communal gardens to the front and side, with lawns, borders and seating area. To the rear is a large courtyard parking area where this apartment enjoys an allocated space.

## AGENT'S NOTES

Leasehold with a 1/7th share of freehold (7 flats in total). Monthly charges are currently £150pm including ground rent and buildings insurance with a current surplus in the account.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Share of Freehold.  
**Council Tax Band:** D.

These details were prepared / amended on: 21/11/2024



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>100-100 A</p> <p>80-100 B</p> <p>60-80 C</p> <p>40-60 D</p> <p>20-40 E</p> <p>1-20 F</p> <p>0-10 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>100-100 A</p> <p>80-100 B</p> <p>60-80 C</p> <p>40-60 D</p> <p>20-40 E</p> <p>1-20 F</p> <p>0-10 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	77 81	75 78	76
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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