



**18 THE OVAL
HARROGATE**

**£1,000,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

3 BEDROOMS

3 RECEPTION ROOMS

3 BATHROOMS

COUNCIL TAX: E

ENERGY RATING: TBC

TENURE: LEASEHOLD

An extremely rare opportunity to purchase this magnificent, unique duplex apartment situated in an enviable position overlooking The Oval and being within level walking distance of the Harrogate Stray and the town centre.

The property offers versatile and extensive accommodation which has the benefit of central heating and many original features including stained-glass window, staircase and high ceilings.

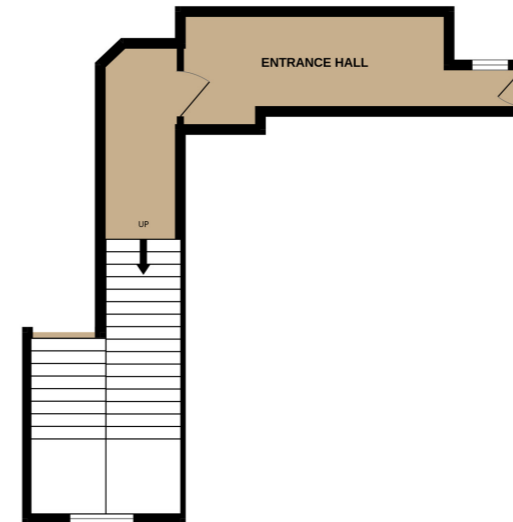
The property is approached via a private, ground floor entrance vestibule and hallway leading to staircase to the magnificent galleried reception hall with feature stained glass window, drawing room with deep bay window and period fireplace, sitting room with coal effect fitted gas fire, library, breakfast kitchen with large central island, integrated appliances and a large pantry with fitted shelving. There is also a study, utility room and separate wc.

To the second floor there are three suites with the principal suite having a large bedroom area, beautifully fitted dressing room and large wet room with rain shower, twin wash basins and vanity units. The two further suites have large bedrooms, wet room/bathroom and large into eaves store areas.

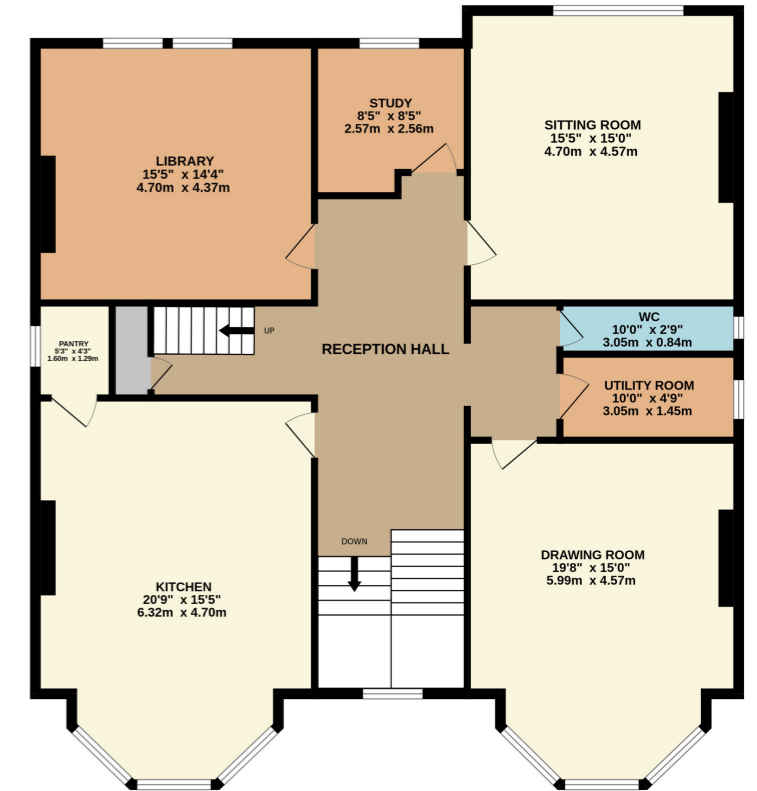
AGENT'S NOTE

This is an exceptionally rare opportunity to purchase a Town centre property with the added benefits of great space, fabulous character and high quality fixtures and fittings throughout.

GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR
1515 sq.ft. (140.7 sq.m.) approx.



2ND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA : 3047 sq.ft. (283.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

The property is approached via a large gravelled driveway providing ample off street parking for several vehicles with flowering borders, leading to a **Detached Garage**.

A pathway continues to a delightful, enclosed, cottage style garden with flagged patio, beautifully kept lawn and flowering borders with shrubs, trees, stone boundary wall, timber boundary fencing and **Summerhouse 7'2" x 5'3"** with double opening doors, power and light.



APPROXIMATE DISTANCES

Town Centre	1,000 metres
Railway Station	1,000 metres
Bus Route	300 metres
Airport	11 miles

DIRECTIONS - HG2 9BA

From Harrogate take the Leeds Road. At the roundabout take the last turning into Park Drive. Turn left into The Oval where the property is situated on the left hand side.



INSIDE

GROUND FLOOR

Entrance Vestibule

Entrance Hall 14'10" x 6'6" plus 7'3" x 4'5"

FIRST FLOOR

Reception Hall 27'6" x 8'5"

Drawing Room 19'8" (into bay) x 15'

Sitting Room 15'5" x 15'

Library 15'5" x 14'4"

Breakfast Kitchen 20'9" (into bay) x 15'5"

Pantry 5'3" x 4'3"

Study 8'5" x 8'5"

Utility Room 10' x 4'9"

Cloakroom with wc 10' x 2'9"





SECOND FLOOR

Landing	21' x 4'4"
Bedroom One	15'6" x 14'1"
Dressing Room	8'6" x 8'5"
En-suite Wet Room	14'3" x 13'3"
Bedroom Two	16'7" x 15'3"
En-suite Bathroom	9'2" x 6'8"
Bedroom Three	13'10" x 13'
En-suite Shower Room	9'5" x 8'9"

