

18 THE OVAL
HARROGATE
HG2 9BA



NICHOLLS
TYREMAN

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

Entrance Hall | Reception Hall | Drawing Room | Sitting Room | Library | Breakfast Kitchen | Pantry

Study | Utility Room | Cloakroom with wc

Three Bedrooms | En-suite Dressing Room | En-suite Wet Room

En-suite Shower Room House | En-suite Bathroom

Garden with Summerhouse | Garage

Council Tax: E | Energy Rating: D | Tenure: Leasehold - 999 years

£1,000,000





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.



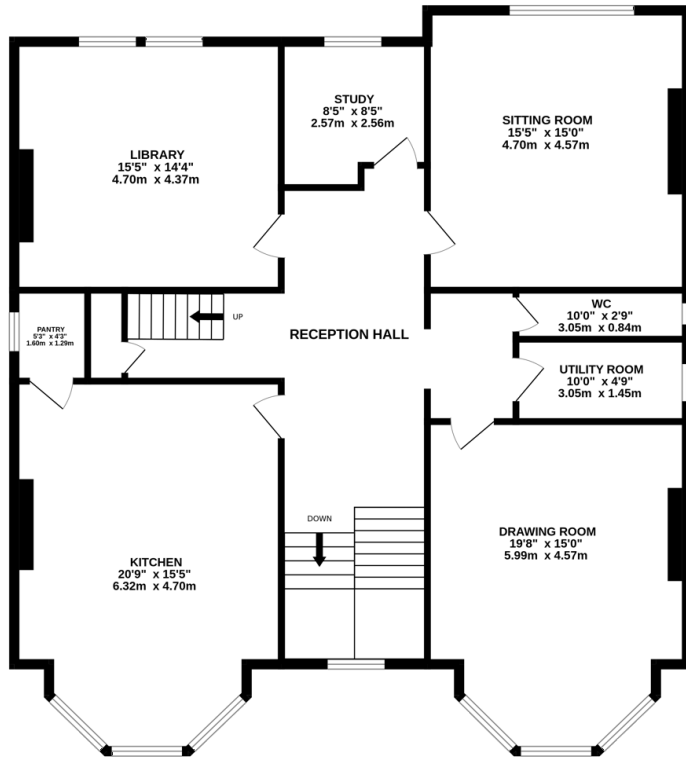
OUTSIDE

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**.

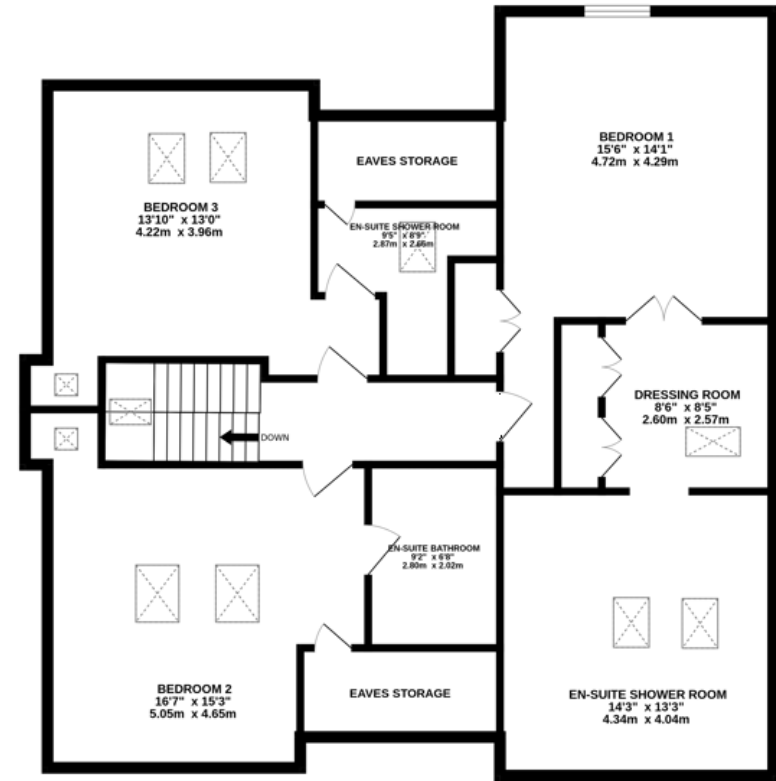
A pathway continues to a delightful, enclosed, cottage style garden with flagged patio, beautifully kept lawn and flowering borders with shrubs, trees, stone boundary wall, timber boundary fencing and **Summerhouse 7'2" x 5'3"** with double opening doors, power and light.



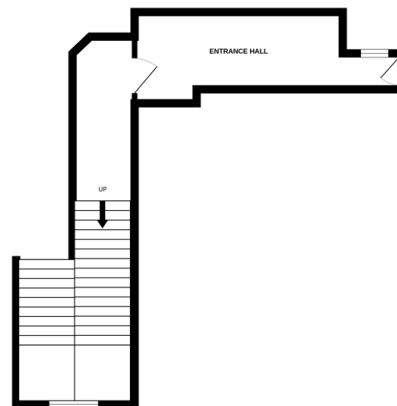
1ST FLOOR
1515 sq.ft. (140.7 sq.m.) approx.



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



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





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.

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