



TOTAL FLOOR AREA : 3879 sq.ft. (360.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1 All Saints Court Church Lane  
Harrogate

£1,150,000

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.



An exceptionally rare opportunity to purchase this stone-built family home, steeped in local history and offering magnificent accommodation with a wealth of character and original features.

The property is situated in a small, set back cluster of residential homes in an enviable, elevated position, with far reaching views from both reception rooms and the garden. It is within easy reach of Pannal primary school, Pannal rail link for commuting to Leeds, York and Harrogate, and Harrogate town centre itself.

The property has been well maintained, including replacement double-glazed sash windows throughout. It offers fabulous scope to update the accommodation to your family's needs and truly requires an internal inspection to appreciate its vast potential.

The accommodation comprises: a large entrance hall with solid oak flooring and fabulous staircase, magnificent drawing room with fireplace, a large bay window to the garden and a door leading to the conservatory. One area of the drawing room can be used as a separate snug. The ground floor also provides a large, formal dining room with bay window to the garden which connects with the breakfast kitchen with pantry. The rear hallway has a door to the courtyard, and a ground floor cloakroom and utility room.

On the first floor is a large galleried landing, the bedroom one with en suite shower room, three further double bedrooms, a house bathroom and separate shower room. A staircase leads to the second-floor accommodation consisting of a bedroom with en-suite shower room, a storeroom, and a magnificent further bedroom, which offers scope for multiple uses. It features fitted office furniture and bookcases.

**6 Bedrooms**

**2 Reception Room**

**4 Bathroom**

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**DIRECTIONS - HG3 1NH**

**COUNCIL TAX**

The property has been placed in band G.

**TENURE**

The tenure of the property is Freehold



**EPC RATING:**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**APPROXIMATE DISTANCES**

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles