

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.



**11 STUDLEY ROAD  
HARROGATE**

**£675,000  
CHAIN FREE**

An extremely spacious stone built, end terraced property with over 2,200 sq.ft of internal space. Situated in this quiet residential area, extremely close to the Harrogate town centre.

The property truly requires an internal inspection to appreciate its overall size, as it benefits from a large cellar, ideal for further conversion - subject to the usual planning consents.

The property offers the original feature staircase and comprises: Entrance porch, entrance vestibule, entrance hall, living room with bay window, dining room and breakfast kitchen. To the lower ground floor there are three useful rooms.

To the first floor the master bedroom has fitted wardrobes, a large bay window and an en suite bathroom with connecting door to the hallway. There is also a further bedroom with en suite shower room and to the second floor there are four further bedrooms and a separate shower room.

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**6 BEDROOMS**

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**2 RECEPTION ROOMS**

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**3 BATHROOMS**

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**COUNCIL TAX: D**

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**ENERGY RATING: TBC**

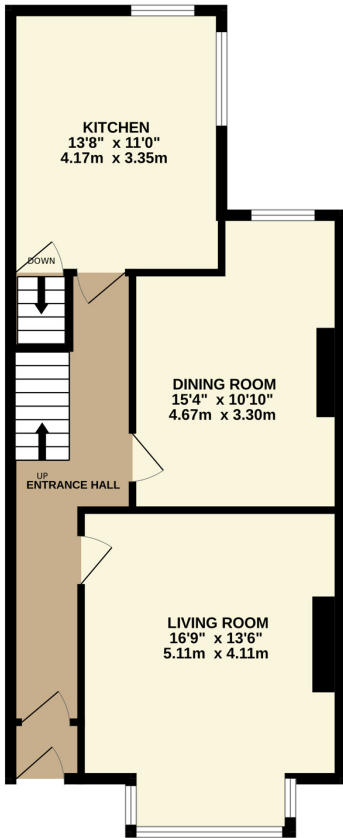
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**TENURE: FREEHOLD**

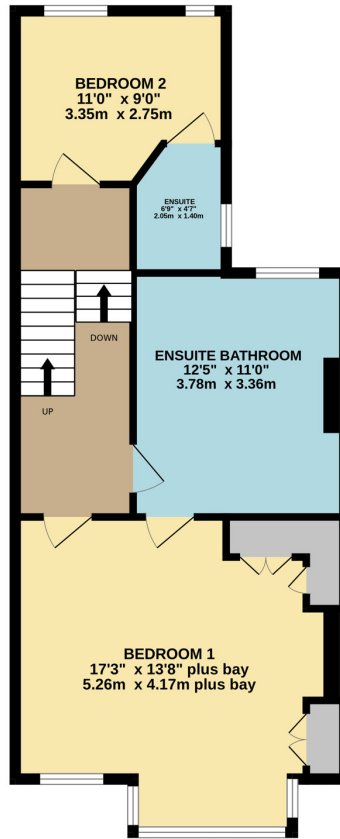
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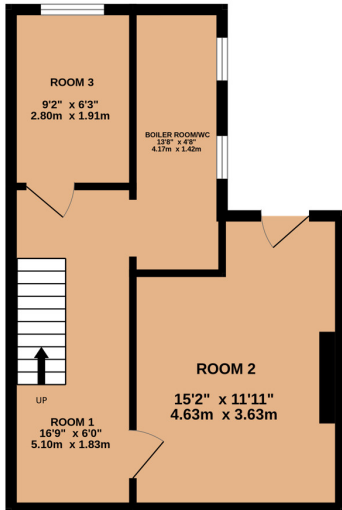
GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



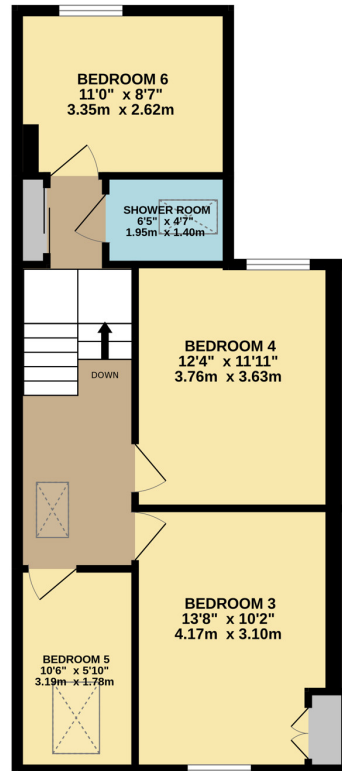
1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



LOWER GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## OUTSIDE

To the front of the property is a small forecourt garden.

The rear of the property is an enclosed courtyard with double opening gates to a block paved area with flowering borders. Which can also be used for private parking.

### DIRECTIONS - HG1 5JU

From Harrogate take Parliament Street and at the traffic lights turn right into Kings Road. Continue through the lights at the Harrogate Convention Centre where Studley Road is then a turning on the right hand side.



### APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	700 metres
Bus Route	150 metres
Airport	12.5 miles



## INSIDE

### GROUND FLOOR

Entrance Vestibule	3'9" x 3'4"
Entrance Hall	23'5" x 6'4" (max)
Living Room	16'9" x 13'6"
Dining Room	10'10" x 15'4" (max)
Kitchen	13'8" x 11'

### LOWER GROUND FLOOR

Room One	16'9" x 6'
Room Two	15'2" x 11'11"
Room Three	9'2" x 6'3"
Boiler Room/wc	13'8" x 4'8"





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## FIRST FLOOR

Landing	16'9" x 6'2"
Bedroom One	17'3" x 13'8"
En-suite Bathroom	12'5" x 11'
Bedroom Two	11'1" x 9' (max)
En-suite Shower Room	6'9" x 4'7"





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## SECOND FLOOR

Landing	15'9" x 6'2"
Bedroom Three	13'8" x 10'2"
Bedroom Four	12'4" x 11'11"
Bedroom Five	10'6" x 5'10"
Bedroom Six	11'2" x 8'7"
Shower Room	6'5" x 4'7"

