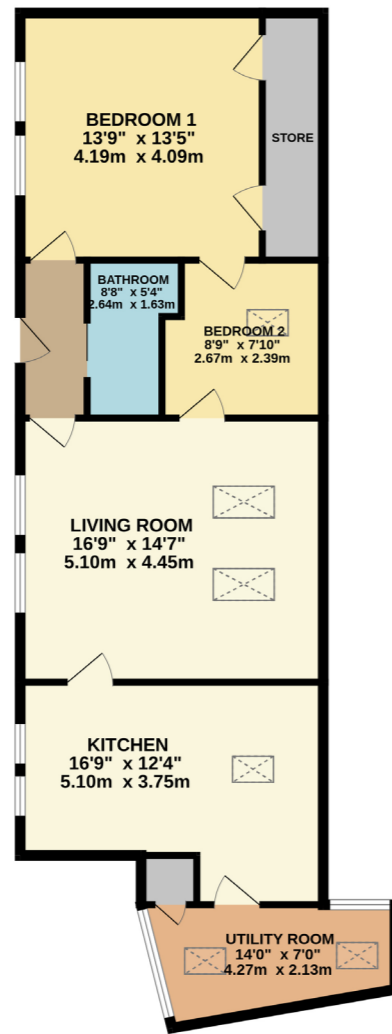


GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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88 KINGS ROAD
HARROGATE

£999,950
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.

A beautifully presented and recently modernised, period town house located on the very edge of the Harrogate town centre. It offers magnificent, extremely versatile accommodation which has been beautifully re-appointed to the highest of standards and has the added benefit of a self-contained annex to the rear, which is ideal for a variety of uses from short term lets, Airbnb or a home business.

The property has been decorated extremely tastefully and offers many original features including stained glass windows, staircase and fireplaces. The magnificent kitchen and bathrooms have not been used since the upgrade.

The accommodation comprises: Entrance vestibule with stained glass windows, magnificent entrance hall, living room with large bay window to front and feature fireplace, dining room with fireplace and connecting door to the kitchen which has a magnificent central island unit, utility room and ground floor cloakroom. There is access to the lower ground floor which offers two rooms, one with an en-suite, shower room and a separate wc.

- 5 BEDROOMS**
- 2 RECEPTION ROOMS**
- 5 BATHROOMS**
- 2 BEDROOM ANNEX**
- COUNCIL TAX: A**
- ENERGY RATING: D**

To the first floor, the principal suite is extremely spacious with large bay window, dressing room and beautiful appointed bathroom. There is also a house bathroom and a further double bedroom with en-suite shower room. To the second floor are three further bedrooms, en-suite shower room and separate shower room.

The adjoining annex has recently been decorated and has a large living room with 11'6" ceiling height, breakfast kitchen utility room, two bedrooms, shower room and excellent storage.

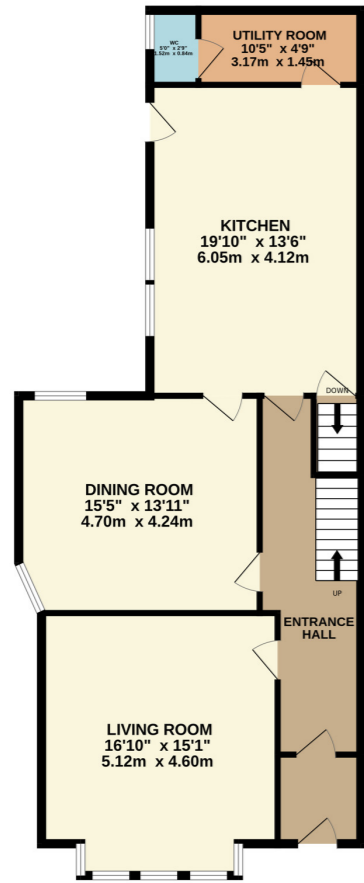


ANNEX

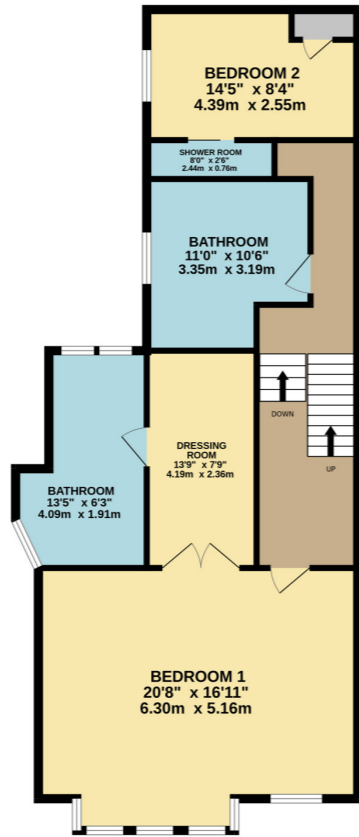
Entrance Hall	8'8" x 3'8"
Living Room	16'9" x 14'7"
Kitchen	16'9" x 12'4"
Utility Room	14' x 7'
Bedroom One	13'9" x 13'5"
Bedroom Two	8'9" x 7'10"
Bathroom	8'8" x 5'4"
Store	13'8" x 3'



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



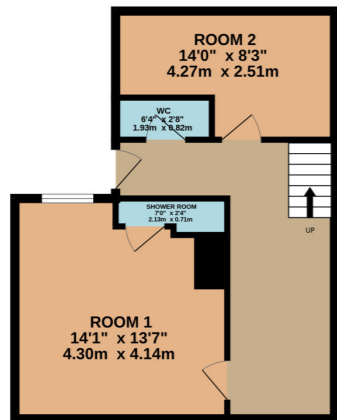
1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



BASEMENT
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 3046 sq.ft. (283.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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INSIDE

GROUND FLOOR

Entrance Vestibule	5'8" x 5'4"
Entrance Hall	
Living Room	16'10" x 15'1"
Dining Room	15'5" x 13'11"
Kitchen	19'10" x 13'6"
Utility Room	10'5" x 4'9"
Cloakroom with wc	5' x 2'9"

LOWER GROUND FLOOR

Hallway	
Room One	14'1" x 13'7"
En-suite Shower Room	7' x 2'4"
Room Two	14' x 8'3"
Cloakroom with wc	6'4" x 2'8"





FIRST FLOOR

Landing	
Bedroom One	20'8" x 16'11"
En-suite Dressing Room	13'9" x 7'9"
En-suite Bathroom	13'5" x 6'3"
Bedroom Two	14'5" x 8'4"
En-suite Shower Room	8' x 2'6"
Bathroom	11' x 10'6"



SECOND FLOOR

Landing	
Bedroom Three	15'2" x 13'11"
Bedroom Four	14'5" x 13'10"
En-suite Shower Room	6'3" x 4'10"
Bedroom Five	13'9" x 12'4"
Shower Room	8'2" x 5'4"



OUTSIDE

To the front of the property is a forecourt garden area with steps and pathway leading to the side of the property where there is a small deck area and access to the lower ground floor, via steps.

To the rear of the property is the adjoining annex and off street parking for several vehicles, via the rear access road.

DIRECTIONS - HG1 5JX

From Harrogate take Parliament Street (A61) and at the traffic lights turn right into Kings Road where the property is situated on the right hand side.

APPROXIMATE DISTANCES

Town Centre	650 metres
Railway Station	700 metres
Bus Route	170 metres
Airport	12.5 miles