

TOTAL FLOOR AREA : 2134 sq.ft. (198.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**SCOTIA HOUSE, 66 KINGS ROAD
HARROGATE**

**£725,000
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.

A beautifully presented, stone built town house, offering a unique lifestyle/bed & breakfast business, with accommodation of the highest standard throughout.

The property is located in the very heart of the Harrogate town centre, directly opposite the conference centre, offering a captive audience for this style of business. Alternatively, the property could easily be lived in as a family home.

An internal inspection is truly required to appreciate the beautiful features throughout and the versatile accommodation which comprises: Canopy porch leading to entrance vestibule, beautiful entrance hall with original staircase, living room with large bay window overlooking the conference centre, dining room, cloakroom/wc, beautifully appointed fitted kitchen, unique garden room with electric window and roof blinds, power and wall heater.

To the lower ground floor is a large bedroom, two further occasional bedrooms and a bathroom.

6 BEDROOMS

3 RECEPTION ROOMS

6 BATHROOMS

COUNCIL TAX: A

ENERGY RATING: TBC

TENURE: FREEHOLD

To the first floor are two bedrooms both with en-suite facilities and a boiler room. On the second floor are three bedrooms all with en-suite facilities and a storage cupboard.

Agent's Note

There is a planning consent to extend above the kitchen to create a further bedroom and en-suite facility, with access through the boiler room.

The current business income is purposely kept below the VAT threshold, but could easily be increased subject to the buyers requirements - further details on request.



OUTSIDE

To the front of the property is a forecourt terrace with a sitting area.

To the rear of the property are two parking spaces and access to the garden room, which offers great indoor/outdoor living.

DIRECTIONS - HG1 5JR

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 | 150 metres |
| Airport | 12.5 miles |





SECOND FLOOR

Landing with door to fire escape

Bedroom Three 11'5" x 8'1"

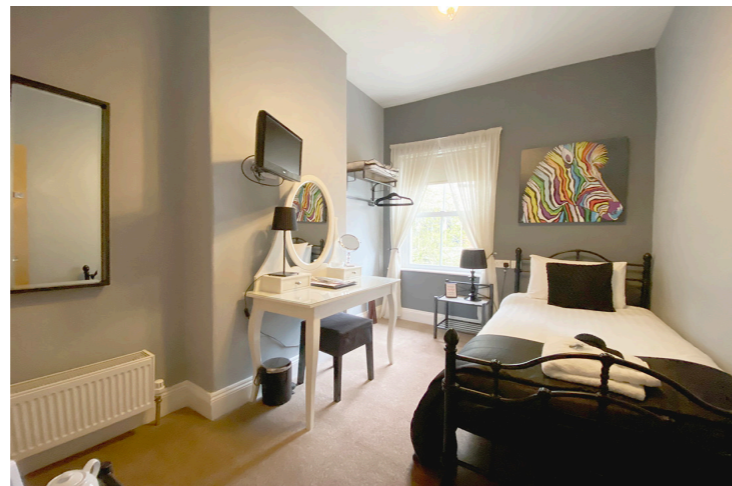
En-suite 8'4" x 2'9"

Bedroom Four 11'2" x 10'2"

En-suite 6'9" x 2'9"

Bedroom Five 10'8" x 7'1"

En-suite 9'7" x 3'5"



INSIDE

GROUND FLOOR

Entrance Vestibule 4'5" x 4'2"

Entrance Hall

Cloakroom with wc 6'4" x 3'2"

Living Room 14'8" x 13'8"

Dining Room 13'5" x 11'4"

Kitchen 18'10" x 8'9"

Garden Room 14'6" x 7'2"





LOWER GROUND FLOOR

- Bedroom Six 13'7" x 13'2"
- Occasional Bedroom 10'5" x 9'9"
- Office 11'10" x 6'4"
- Shower Room 8'6" x 4'4"

FIRST FLOOR

- Bedroom One 13'6" x 11'6"
- En-suite 8'8" x 2'8"
- Bedroom Two 18'8" x 12'11"
- En-suite 8'8" x 2'9"
- Boiler Room 6'5" x 3'4"

