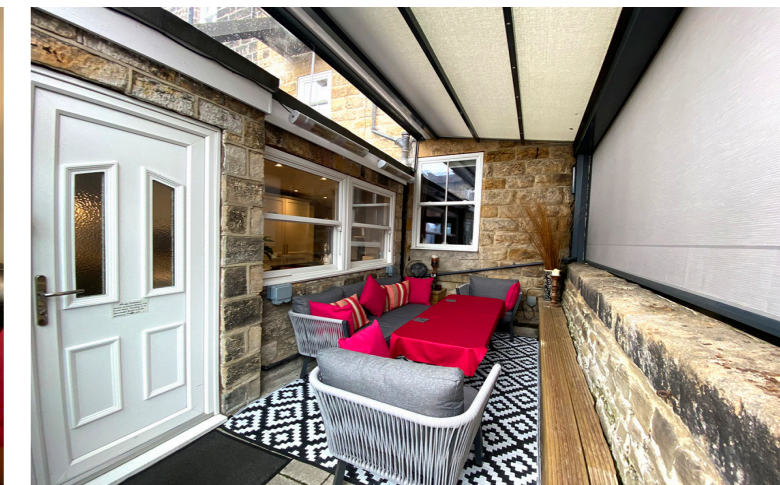


TOTAL FLOOR AREA : 2134 sq.ft. (198.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SCOTIA HOUSE, 66 KINGS ROAD  
HARROGATE, HG1 5JR**

**£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.

## SCOTIA HOUSE | 66 KINGS ROAD | HARROGATE | HG1 5JR

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

Entrance Hall | Living Room | Dining Room | Kitchen | Garden Room | Cloakroom with wc

Six Bedrooms | Five En-suites | Shower Room | Occasional Bedroom | Office | Boiler Room

Forecourt Gardens | Two Parking Spaces

Council Tax: A | Energy Rating: TBC | Tenure: Freehold

**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.



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. 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.

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.

