

**16B THE OVAL
HARROGATE
HG2 9BA**



**NICHOLLS
TYREMAN**

16B THE OVAL | HARROGATE | HG2 9BA

An extremely rare opportunity to purchase this magnificent duplex apartment, situated in this enviable location overlooking The Oval, within easy reach of the Leeds Road shopping parades and Harrogate Stray, with the town centre a short walk away

Entrance Vestibule | Entrance Hall | Drawing Room | Kitchen | Home Office

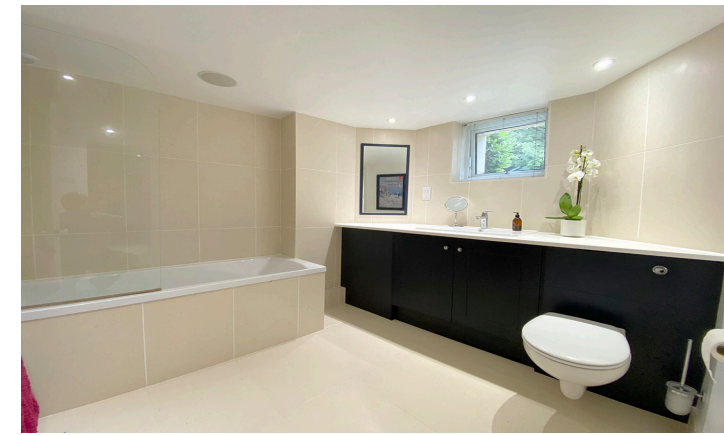
Two Bedrooms | En-suite Shower Room | House Bathroom

Store Rooms | Gardens | Parking

Council Tax: C | Energy Rating: TBC | Tenure: Leasehold

£575,000





The property is beautifully presented and has had many of the original features restored, including ceiling cornices, doors and surrounds and flooring.

The accommodation has the benefit of double glazing and central heating and comprises: Stone steps with wrought iron balustrading leading to the main front door, fabulous vestibule with the original mosaic tiled flooring and glazed door with stained leaded side windows to the entrance hall. The main drawing room has a feature fireplace with a multi fuel stove, an 11'6" ceiling and a magnificent bay window overlooking the front gardens and The Oval. There is a beautifully equipped and integrated kitchen and a bedroom with feature gas stove, a large bay window overlooking The Oval and an en-suite shower room.

From the entrance hall a staircase leads to the lower ground floor where there is a further large bedroom with separate bathroom, large inner hallway to storerooms, adjacent to a large sub-floor void area which could be converted into further accommodation - subject to the usual consents.



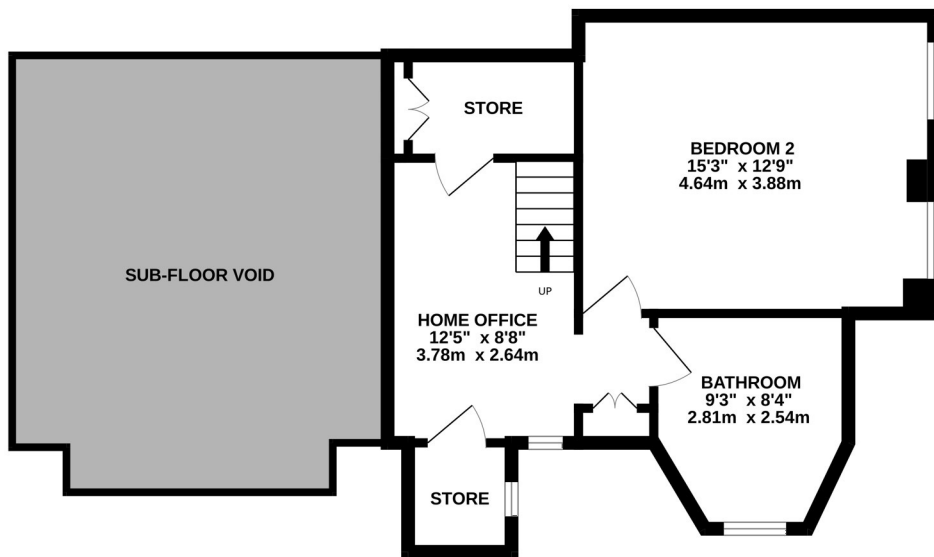
OUTSIDE

To the front of the property is a private garden with gravelled driveway with space for two vehicles, a flagged patio and lawn with sitting area and mature borders.



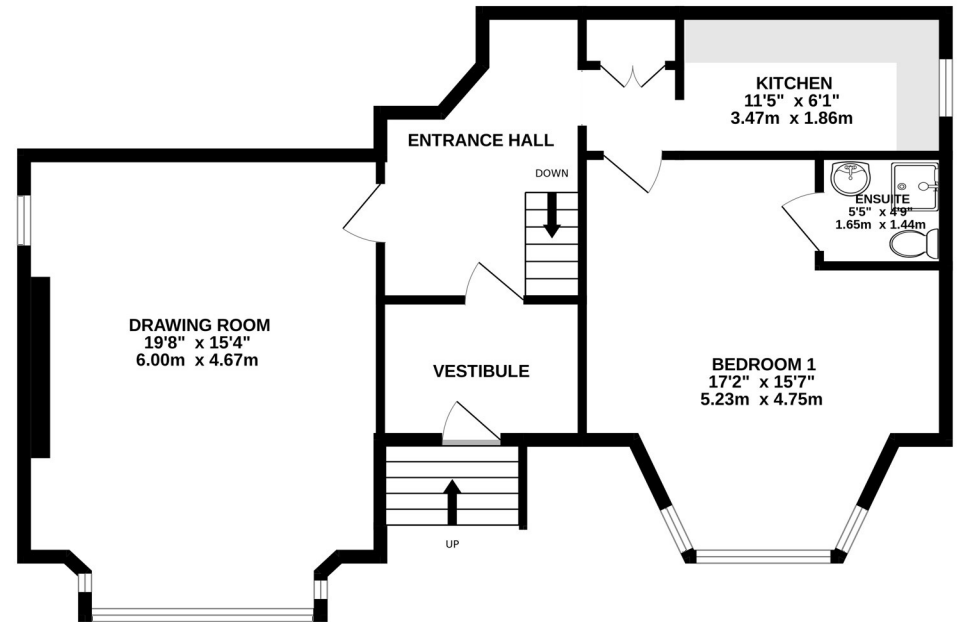
LOWER GROUND FLOOR

434 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR

750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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WWW.NICHOLLSTYREMAN.COM