

11 OTLEY ROAD
HARROGATE
HG2 0DJ



NICHOLLS
TYREMAN

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A rare opportunity to acquire this absolutely stunning detached, Victorian villa, superbly located adjacent to and overlooking Harrogate's famous 200 acre Stray.

The stone built property boasts a host of original features and perhaps uniquely for this location, has a large private rear garden, double garage and ample secure parking. The property is currently arranged as three separate leasehold apartments, all let on assured short hold tenancies and with gas central heating and main utility connections. The freehold for all three apartments is included in the asking price.

The property therefore offers the discerning purchaser a variety of opportunities, either retain the residential investments and the three self-contained apartments, or convert the property into a magnificent single detached family residence subject to obtaining vacant possession. There would also be a further option to retain one apartment, perhaps for dependent relative accommodation, or to retain part investment income.

To the front of the property are parking bays and a small lawned garden with central path to the front door. The rear garden is a particular feature with a well screened area, laid mainly to lawn, patio and terrace with additional parking and access to a sizeable double garage which could, if desired and subject to the relevant planning consent, be further developed.

The First and Second Floor Apartment

Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | Four Bedrooms | En-Suite | Shower Room

The Ground Floor Apartment

Entrance Vestibule | Hallway | Living Room | Dining Room | Kitchen | Sun Room | Two Bedrooms | En-Suite | Bathroom

The Garden Apartment

Entrance Hall | Hallway | Cloakroom | Living Room | Dining Kitchen | Two Bedrooms | En-Suite Bathroom | Shower Room

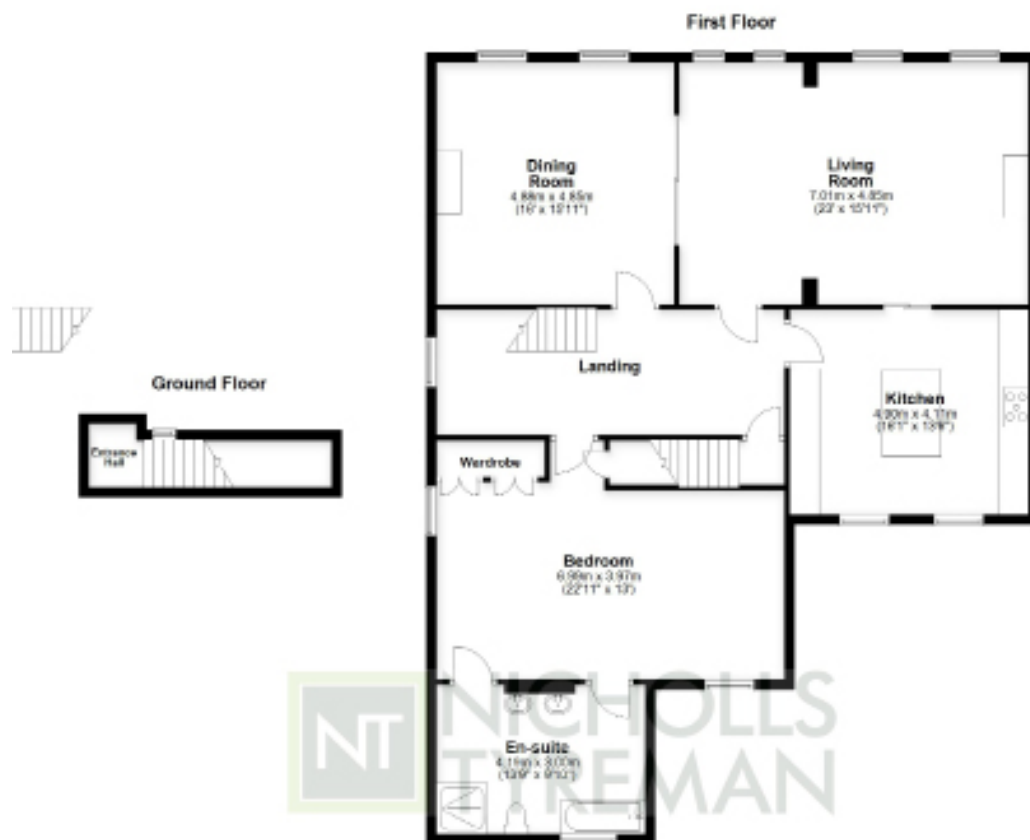
£2,750,000



Harrogate town centre is a pleasant walk across the stry, or via West Park which is renowned for its selection of quality independent retailers, hospitality venues and coffee shops. The town centre is within half a mile thus providing access to the main Harrogate railway station with direct mainline trains to London Kings Cross. The main Leeds Road is just off the Prince of Wales roundabout, providing commuter access to Leeds city centre which is 16 miles away and Leeds Bradford Airport (12 miles.) Harrogate is renowned for its quality of life and beautiful architecture, as well as independent shops, bars and restaurants including the famous Betty's cafés located within the town centre and just off Otley Road, at Harlow Carr Gardens.

The beautiful Yorkshire countryside is readily accessible and there is a wealth of sporting opportunities including private golf courses, sports clubs and gymnasiums, rugby, cricket, football clubs, padel courts and tennis.

There is excellent local schooling close at hand including Harrogate Grammar School, Ashville College, St Aidans High School and a selection of renowned junior schools.



The First and Second Floor Apartment

A particularly generous and immaculate first and second floor maisonette with its own private entrance and internal feature staircase to the first floor, with a large reception hall, living room and dining room with light and airy windows overlooking the Stray, breakfast kitchen, main bedroom with en-suite bathroom, two further bedrooms to the second floor with a house bathroom and utility room.

Currently let on an Assured Short hold Tenancy

£3,200 per calendar month

£38,400 per annum

Periodic Tenancy



The Ground Floor Apartment

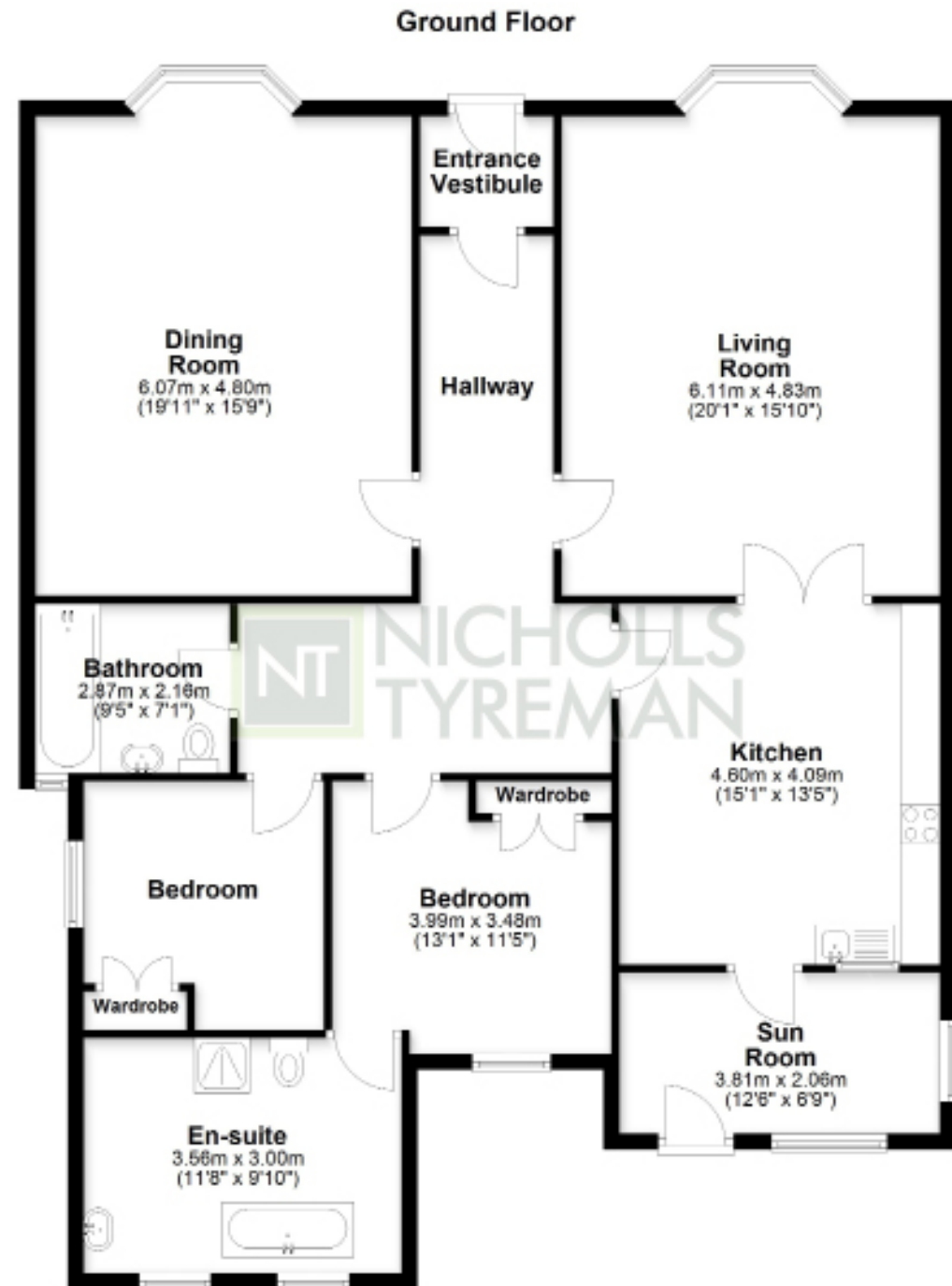
A raised ground floor apartment accessed via the original stone steps with an entrance vestibule, imposing reception hall, large feature living room and separate dining room, with double bay windows overlooking the Stray and feature cornice, skirting and architrave detail, breakfast kitchen with doors to sun room with access to rear garden, main bedroom with en-suite bathroom, further double bedroom and house bathroom.

Currently let on an Assured Short hold Tenancy

£2,950 per calendar month

£35,400 per annum

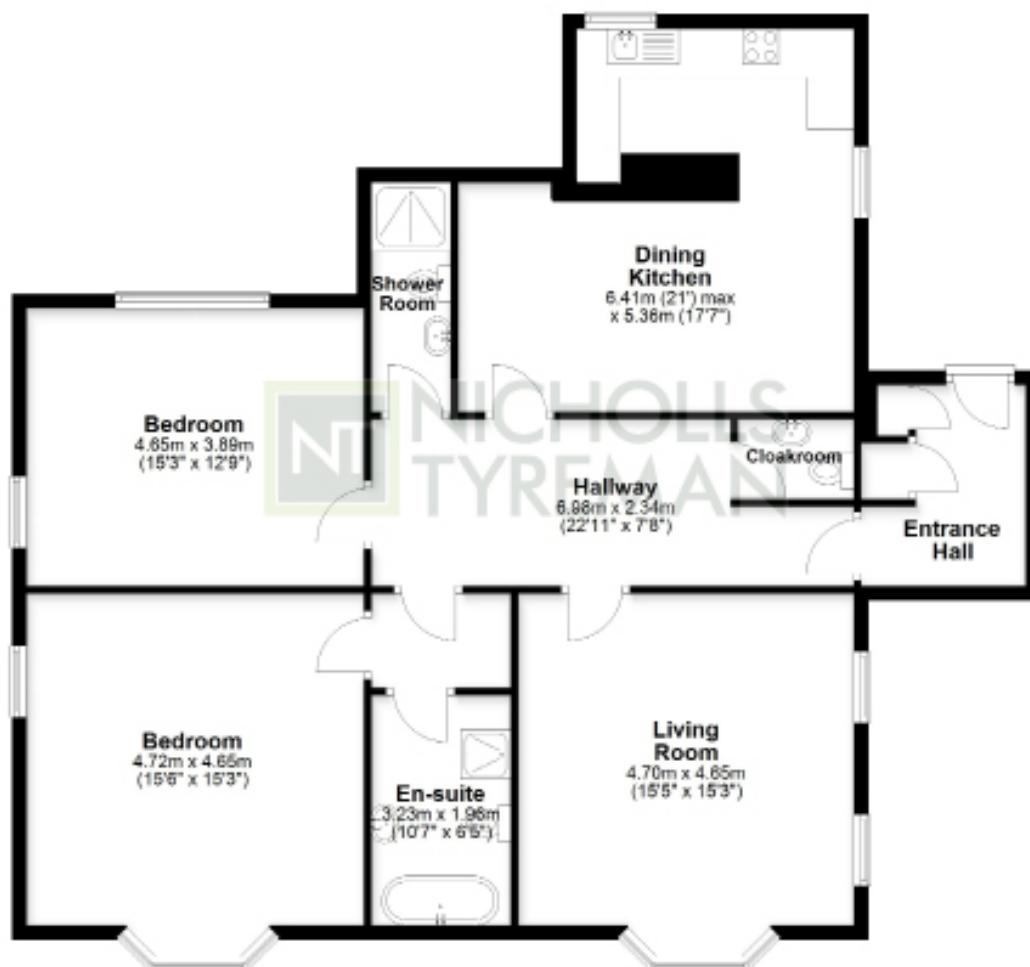
AST ends 15.12.2025



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



Garden Apartment



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

The Garden Apartment

A spacious lower ground floor garden apartment with private entrance hall, hallway with cloakroom, store cupboards, spacious living room, dining kitchen, main bedroom with en-suite, further double bedroom and shower room.

Currently let on an Assured Short hold Tenancy

£1,050 per calendar month

£12,600 per annum

AST ends 14.03.2026







9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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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.