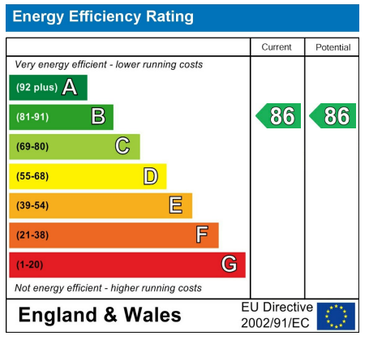
Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road. At the Woodlands traffic lights turn left onto Hookstone Chase and take the first left into Woodlands Road where the development is found on your right hand side.

Council Tax Band New Build Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£474,995

Linden, Apt 8, Tall Trees Woodlands Road, Harrogate, HG2 7HH

2 Bedroom Apartment

The Linden is a second floor spacious two-bedroom apartment with an en-suite and a Juliet balcony.





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Description

Welcome to Tall Trees, Harrogate

Tall Trees is an exclusive boutique collection in Harrogate, where the focus is firmly on the finer details. With private gated access, the development offers complete seclusion for its residents. Each of the nine apartments showcases superior craftsmanship, featuring two sophisticated double bedrooms and two high-specification bathrooms.

Designed for entertaining, the open-plan layouts provide the perfect setting for dinner parties and weekend brunches. In select residences, private balconies and patios offer an additional touch of outdoor luxury.

An Exclusive Harrogate Address
Commanding a prominent corner at the junction of Hookstone Chase and Woodlands Road, Tall Trees offers the perfect blend of architectural style and luxury living. This is more than just a development; it is a boutique collection of only nine apartments, crafted by Rouse Homes for those who demand the extraordinary.

The Luxury of Connectivity
At Tall Trees, the heartbeat of Harrogate is never far away. Whether you are drawn to the refined charm of the Montpellier Quarter, a legendary afternoon at Bettys, or a curated evening at the town's award-winning theatres, you are mere minutes from the very best of North Yorkshire culture.
For the modern professional or discerning downsizer, Starbeck Station is a short stroll away, offering effortless transit to the commercial hubs of Leeds and York. Furthermore, the development's location within the catchment of the region's most sought-after schools-including St Aidan's and St John Fisher's ensures your investment remains nested within the area's most desirable postcode.

Your Private Sanctuary
Boutique Living: An intimate community of just nine high-specification homes.
Prime Position: The perfect balance between town centre vibrancy and suburban calm.
Rouse Homes Craftsmanship: Every detail, from the masonry to the finishes, reflects an unwavering commitment to quality

Premium Specification

At Tall Trees, we don't just build homes; we curate spaces for those who refuse to compromise. Every residence at Hookstone has been crafted with an unwavering commitment to contemporary elegance and tactile quality.

From the moment you pass through the secure, electrically gated entrance, the bustle of the world fades. You're greeted by a sanctuary of mature greenery and professionally landscaped grounds which is an exclusive backdrop for a superior living experience. Inside, the story continues with bespoke interiors, ensuring your home is as high-performing as it is beautiful.

Outdoor Living
- Generous Private Patios, Balconies & Juliet Balconies
- Landscaped Grounds with Mature Trees
- Private Parking Behind Electric Gates
- EV Charging to Every Allocated Space

Smart Home & Technology
- Intelligent Living, Seamlessly Integrated
- Full Smart-Home Automation
- Advanced Heating and Lighting Control
- Security & CCTV Integration





