



3 The Old Police Station North Park Road, Harrogate

£445,000 Guide Price



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A spacious two-bedroom first-floor apartment, finished to an exceptionally high standard and set within an exclusive gated development in the heart of Harrogate. Created through the conversion of an attractive red-brick building with stone detailing and arched windows, the apartment offers generous accommodation, two allocated parking spaces and a notably quiet, secure setting.

The development is accessed through electric double gates from North Park Road. Harrogate's shops, restaurants and everyday amenities are within easy walking distance, while the railway station is approximately 250 metres away. The famous Harrogate Stray is also close by.

Agents Note

Service charges are £1,300 per six months so £2,600 per annum.

The lease is for 999 years from 1.1.15, 987 years remaining from 1.1.27

There is no ground rent as all owners own a share of the freehold.

Council Tax band: F

Tenure: Leasehold

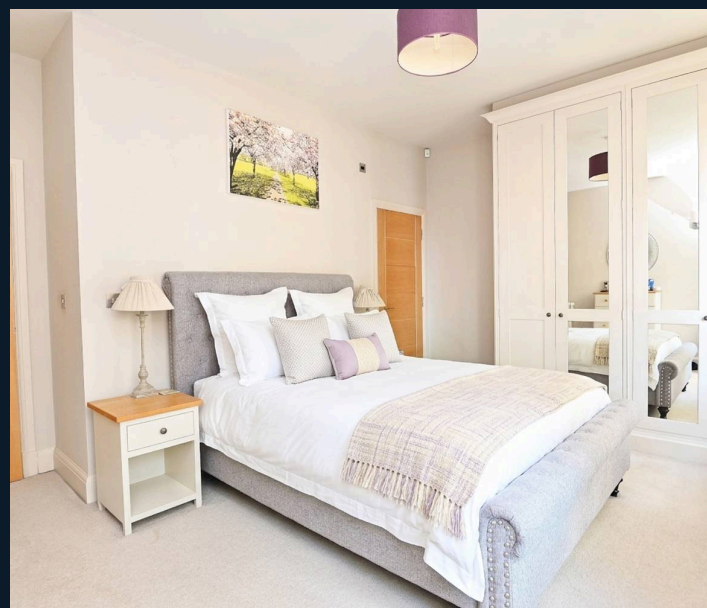
EPC Energy Efficiency Rating: C

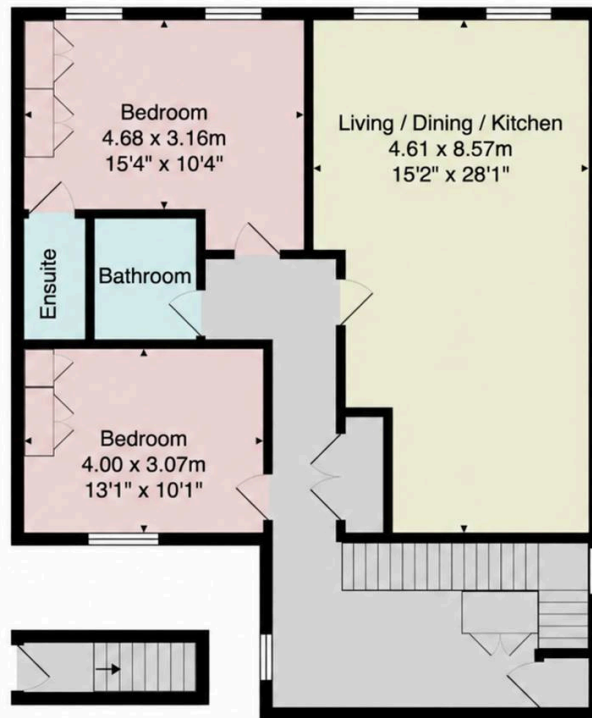


The development is accessed through electric double gates from North Park Road and benefits from landscaped grounds and 24-hour CCTV security. Within the apartment, an entrance hall and staircase lead to a light and airy first-floor landing, where a distinctive circular window adds character.

The spacious open-plan living, dining and kitchen area provides clearly defined spaces for relaxing, dining and cooking. The kitchen is fitted with Clarity Arts cabinetry, generous work surfaces, a breakfast bar with seating and Siemens appliances. Oak flooring runs through the room, while rooflights and windows bring in natural light.

There are two double bedrooms, both with fitted wardrobes by Clarity Arts. The principal bedroom has mirrored wardrobe doors and an en-suite shower room, fitted with a walk-in shower, washbasin, WC and heated towel rail. The separate house bathroom is finished with neutral tiling and includes a bath with shower over, washbasin set within a vanity unit and WC.





Total Area: 100 m² ... 1,076.4 ft²

All measurements are approximate and for display purposes only.

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