



8 Queens Road, HARROGATE

Harrogate

Guide Price £1,295,000



MYRINGS



8 Queens Road

HARROGATE, Harrogate

A substantial tastefully presented 6 bedroom Victorian end town house with planning consent for a stunning rear extension, offering generous sized accommodation over four floors being over 3000 sq ft accessed by electric gates, offering secure parking for several vehicles, private front mature lawns & an enclosed rear walled courtyard, located in a prime position within a short stroll of Cold Bath Road, Beech Grove, Stray parkland and the flourishing town centre.

Council Tax band: F

Tenure: Freehold

- ELECTRIC GATES WITH SECURE PARKING FOR SEVERAL VEHICLES
- BASEMENT CONVERSION CINEMA ROOM
- CLOSE TO STRAY PARKLAND AND TOWN CENTRE
- PLANNING CONSENT FOR A STUNNING REAR EXTENSION
- PERIOD FEATURES
- 6 BEDROOM VICTORIAN END TOWN HOUSE
- OVER 3000 SQ FT OF ACCOMMODATION ACROSS FOUR FLOORS
- ENCLOSED REAR WALLED COURTYARD
- RECENTLY UPGRADED WITH "A" RATED VAILLANT GAS CENTRAL HEATING
- PRIVATE COURTYARD WITH DAY & EVENING SUNLIGHT



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Queens Road, Harrogate, HG2

Approximate Area = 3107 sq ft / 288.6 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 3202 sq ft / 297.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Myrings. REF: 1163455



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