



Moor Park, Beckwithshaw, Harrogate, HG3 1QN

- Stunning 2-bedroom ground floor apartment
- Grand communal entrance
- Modern high-gloss kitchen
- Second double bedroom
- Garage, two allocated parking spaces

- Located in the exclusive Moor Park estate
- Two elegant reception rooms
- Spacious principal bedroom
- Private study with fitted storage
- Council Tax Band F

Guide Price £675,000

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Description

An exceptional and beautifully appointed two-bedroom ground floor apartment, forming part of a magnificent Grade II listed former Mansion House that retains much of its original charm and period character.

Situated within the prestigious Moor Park estate—an exclusive setting of 200 acres of private parkland and woodland on the outskirts of Harrogate—this stunning residence enjoys far-reaching views across open countryside.

Accessed via a sweeping, half-mile tree-lined driveway, the Mansion House dates back to circa 1859 and was sympathetically converted into luxury apartments, surrounded by a select number of individual homes developed around 2002–2003. Upon entering through the original solid oak doors, residents are welcomed by a breathtaking communal entrance hall featuring a grand oak staircase, minstrel gallery, crystal chandelier, and rich period detailing.

The apartment itself boasts impressively high ceilings, ornate cornicing, and large double-glazed sash bay windows, flooding the space with natural light. The accommodation comprises: a spacious entrance hallway, a stylish modern breakfast kitchen finished in beige high-gloss with integrated appliances, black granite work surfaces, and porcelain tiled flooring.

The magnificent bay-fronted drawing room is a standout feature, enjoying dual aspects with captivating views over the landscaped grounds. Discreetly tucked away behind a secret door lies a private study, complete with built-in office storage.

The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom features a walk-in wardrobe. A well-appointed house bathroom is accessed from the hallway.

Additional features include a private garage, two allocated parking spaces, ample visitor parking, a basement storage room, and beautifully maintained communal gardens—all set within the estate's 200 acres of parkland. An early viewing comes highly recommended.



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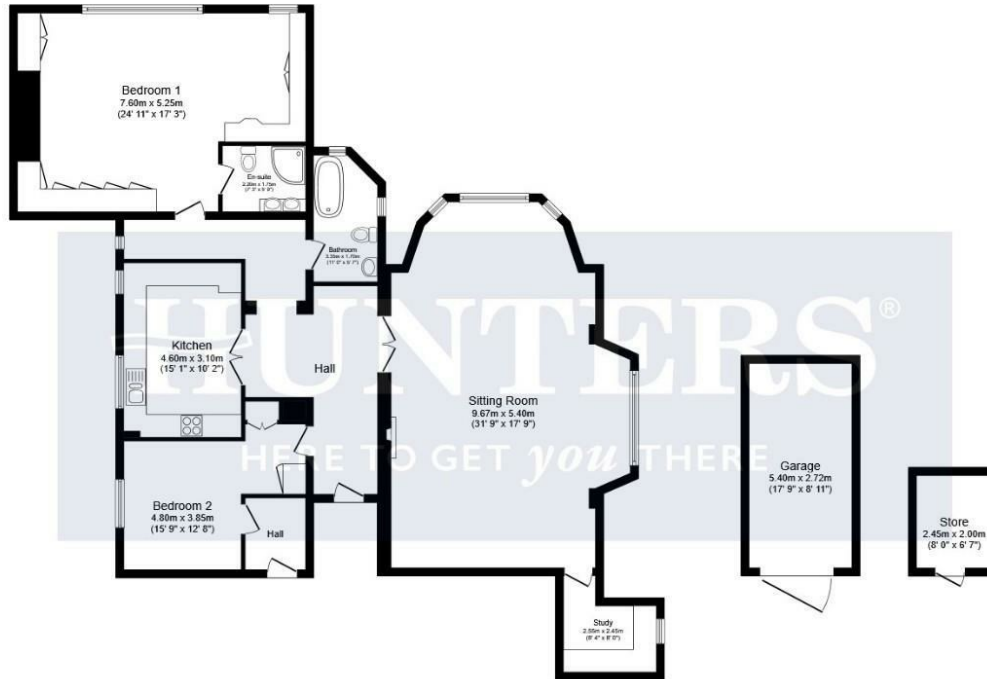


EPC
Energy rating B
This property produces 3.5 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold

Leasehold Years remaining on lease: 975
Leasehold Annual Service Charge Amount
£5,735
Leasehold Ground Rent Amount £50
Council Tax Banding: F

2, Moor Park, Harrogate, Beckwithshaw, HG3 1RQ, GB



Floor Plan

Floor area 161.3 sq.m. (1,736 sq.ft.)

Garage

Floor area 19.6 sq.m. (211 sq.ft.)

Total floor area: 180.9 sq.m. (1,947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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