



Flat 4, Charwall Tower, 3 Otley Road

£520,000 Guide Price



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A beautifully presented and exceptionally spacious two bedroom first floor apartment, forming part of the impressive Charwall Tower and occupying a highly desirable position close to the heart of Harrogate. This elegant period property combines generous proportions and attractive original features with stylish modern fittings, together with a superb south-facing roof terrace and two private parking spaces.

Set towards the rear of this imposing and well-maintained building, the apartment provides a wonderful balance of character, space and convenience. High ceilings, large windows and period detailing create a particularly elegant feel throughout, while the location offers easy access to the town centre, the Stray and the excellent amenities of West Park and central Harrogate.

OUTSIDE

A particular feature of the apartment is the private south-facing roof terrace, accessed directly from the sitting room and providing an excellent outdoor space in which to relax and enjoy the favourable aspect.

The property also benefits from two private off-street parking spaces allocated exclusively to Apartment 4.

LOCATION

Charwall Tower occupies a prime position towards the lower end of Otley Road, adjacent to the beautiful West Park Stray and within a level walk of Harrogate town centre.

The property is ideally placed for an excellent range of shops, cafés, restaurants and bars, together with the 200-acre Harrogate Stray, Valley Gardens and regular bus and rail services. The location also provides convenient access to the principal road networks serving Leeds, Bradford, York and the surrounding area.

AGENTS NOTE

Council Tax band: E Tenure: Leasehold EPC Energy Efficiency Rating: E



ACCOMMODATION

A striking reception hall provides an impressive entrance to the apartment and leads through to the principal accommodation.

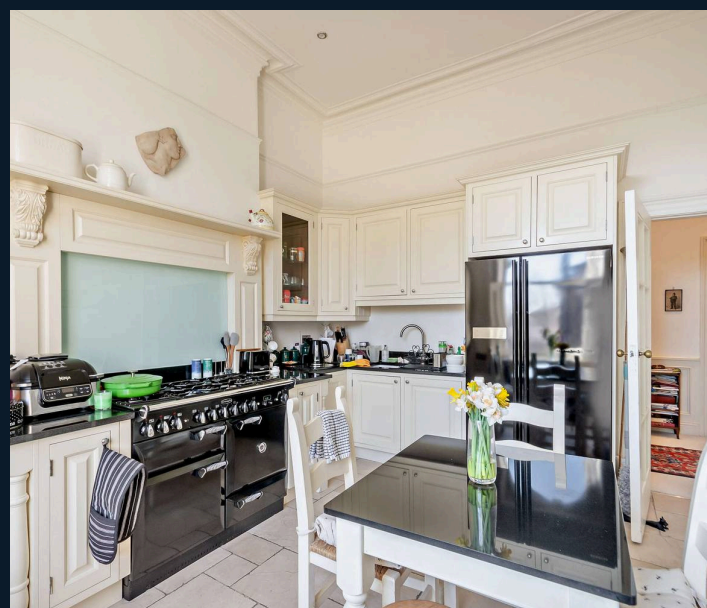
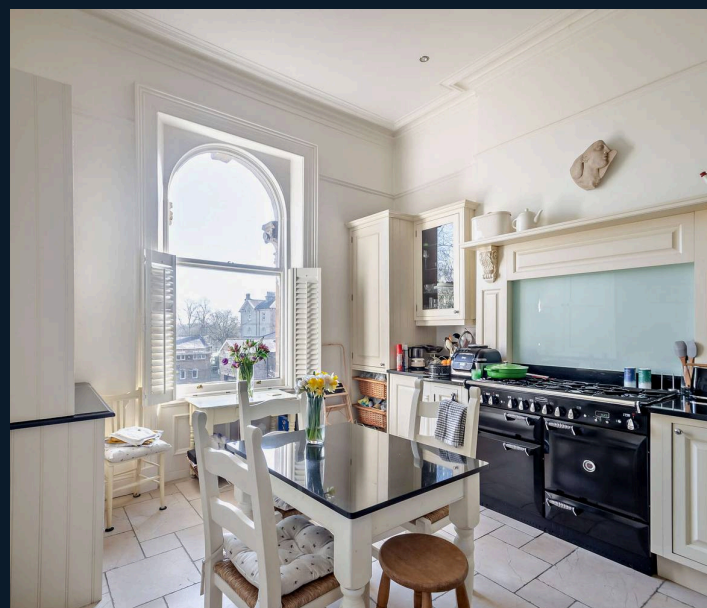
The sitting room is a magnificent dual-aspect reception space with high ceilings and attractive period features, creating a wonderful sense of light and space. French doors open directly onto the private south-facing roof terrace, providing a delightful outdoor sitting and entertaining area.

The breakfast kitchen is fitted with a bespoke range of stylish wall and base units together with a selection of integrated appliances and a range cooker. There is ample space for a dining table and chairs, making this an excellent room for both everyday use and entertaining.

There are two generous double bedrooms.

The principal bedroom is a particularly spacious room and benefits from a contemporary en suite shower room.

The second bedroom is also well proportioned and is served by the main shower room, which is fitted with a modern suite including a large walk-in shower and high-quality finishes.





Total Area: 105.3 m² ... 1133 ft² (excluding terrace)

All measurements are approximate and for display purposes only.

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