



Portland Crescent, Harrogate, HG1 2TS

- Luxury penthouse
- Peaceful Coppice Woods setting
- Exceptional 30'6" x 29'3" lounge/dining room
- Four-piece principal bathroom
- Two designated underground parking spaces

- Over 2,000 sq ft of spacious accommodation
- Walking distance to Harrogate town centre
- Generous principal bedroom with dressing room
- Second bedroom with en-suite bathroom
- Secure gated development with communal gardens

Guide Price £500,000



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A truly impressive penthouse apartment occupying the entire top floor of this desirable development, offering over 2,000 sq ft of exceptionally spacious accommodation almost like a bungalow in the sky. With rooms of a scale more commonly associated with a substantial family home, this rare property provides luxurious single-level living in a peaceful yet highly convenient Harrogate setting.

Portland Crescent is a stylish development set within the tranquil surroundings of Coppice Woods, whilst Harrogate town centre is only a short walk away. The property is ideally suited to those looking to downsize without compromising on space, or buyers seeking a luxurious lock-up-and-leave second home.

Accessed via a secure communal entrance, a lift provides direct access to the top floor. The apartment opens into a generous reception hall, currently used as an office, with a window, WC and useful storage cupboard.

The breakfast kitchen features modern wall and base units with integrated appliances including an oven, electric hob, fridge freezer, dishwasher and washing machine.

The spectacular lounge/dining room is the centrepiece, providing an exceptional space for relaxing and entertaining. Windows to all sides flood the room with natural light and create a wonderful sense of space.

The generous principal bedroom benefits from a dressing room with built-in wardrobes and a four-piece bathroom. The second bedroom is similarly well proportioned, with built-in wardrobes and its own en-suite bathroom, making it ideal for guests or family.

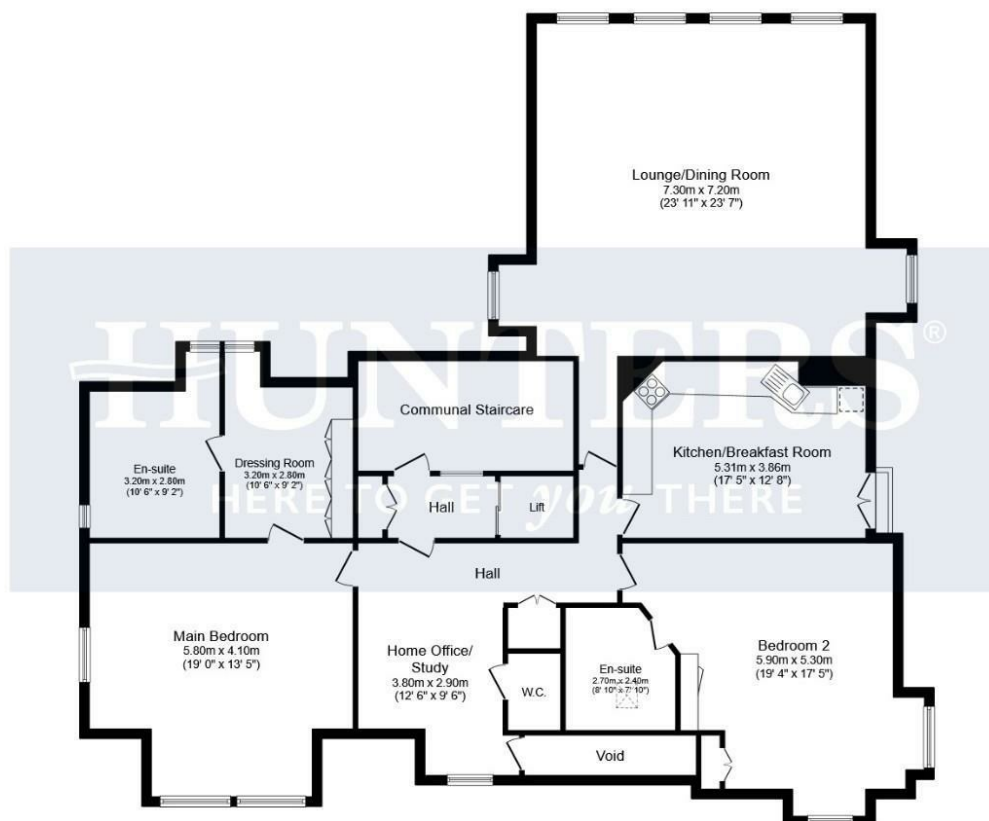
Outside, secure electronic gates provide access to attractive communal gardens. The property also benefits from two designated underground parking spaces, useful storage cupboards and additional visitor parking. Secure underground parking is accessed via an external lift, with vehicular access controlled by remote-operated gates.

A rare opportunity to acquire an exceptionally spacious penthouse in a peaceful Harrogate location.



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Total floor area 202.34 sq.m. (2,178 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



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Valuations

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



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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		
(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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