



11 Oxford Terrace, Harrogate

£800,000 Freehold



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An impressive three / four-bedroom modern townhouse offering particularly spacious and versatile accommodation arranged over three floors, together with an integral garage, driveway parking for two cars and a private west-facing rear garden. Forming part of an exclusive row of just four properties, the house occupies a tucked-away position just off West Park, enjoying an enviable and highly sort after location on the edge of the famous Harrogate Stray and within two minutes' walk of Harrogate town centre and associated amenities. A internal viewing is essential to appreciate the overall scale and quality of this beautiful home. Offered for sale with no chain.

LOCATION

Tucked away in a delightful position just off West Park in the heart of Harrogate, Oxford Terrace is an exclusive row of just four modern town houses, combining a surprisingly peaceful setting with exceptional convenience. The town centre is only a short walk away, whilst the beautiful open parkland of the Stray is close by. There are an excellent selection of cafés, restaurants, and shops along nearby West Park, with the wider amenities of Harrogate town centre also readily accessible on foot. Harrogate railway and bus stations are within easy walking distance, providing regular services to Leeds and York with onward connections to the national rail network. The property is also well placed for catchment to a number of highly regarded schools, whilst excellent road links provide straightforward access out of Harrogate for the commuter.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



The ground floor is approached through a welcoming entrance hall with useful built-in storage and a guest WC. To the rear is a generous open-plan living kitchen, providing ample space for both dining and sitting areas, with double doors opening directly onto the newly laid stone terrace and rear garden. The kitchen is fitted with a comprehensive range of units with granite work surfaces and integrated appliances. There is also direct access from the entrance hall into the integral garage.

The first floor provides three bedrooms and the house bathroom. Of particular note is the substantial bedroom overlooking the rear garden, which benefits from a Juliet balcony. Given its size and position, this room could equally be utilised as a generous first-floor sitting room if preferred, providing considerable flexibility depending upon an incoming purchaser's requirements.

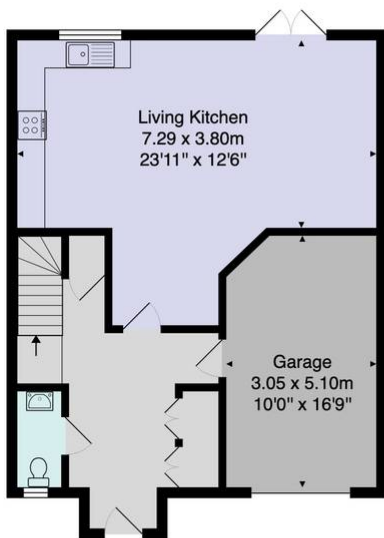
There are two further bedrooms on this floor together with a well-appointed house bathroom incorporating both a bath and separate shower.

The second floor is devoted to an impressive principal bedroom suite. A particularly spacious bedroom with rooflights and additional natural light from the rear provides an excellent degree of separation from the remainder of the accommodation and benefits from its own en-suite shower room.

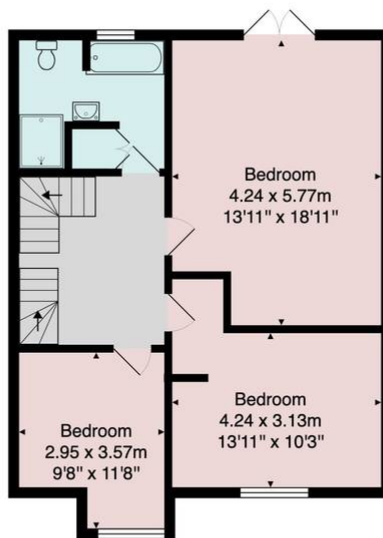
OUTSIDE

The property benefits from a rare combination of private parking, garaging and a good-sized garden despite its particularly central location. To the front is a block-paved driveway providing off-street parking for two cars and access to the integral garage. To the rear is a surprisingly generous, private, and fully enclosed garden enjoying a desirable west-facing aspect. Directly accessed from the living kitchen is a newly laid stone terrace spanning the full width of the

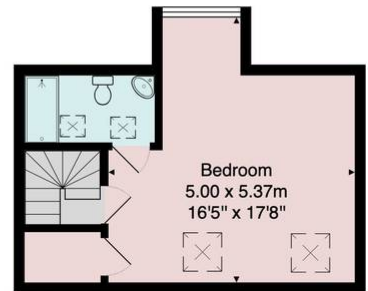




Ground Floor



First Floor



Second Floor

Total Area: 176.5 m² ... 1900 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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