



17-19 YORK ROAD
HARROGATE



**17-19 YORK ROAD, HARROGATE,
NORTH YORKSHIRE, HG1 2QL**

TOTAL APPROX. GROSS INTERNAL AREA: 14,763 SQ FT / 1,371.5 SQ M

A SUPERB OPPORTUNITY TO PURCHASE A VERY SUBSTANTIAL STONE BUILT DETACHED PROPERTY SET WITHIN ITS OWN GROUNDS AND PROVIDING ACCOMMODATION ARRANGED OVER 4 FLOORS WHICH EXTENDS TO APPROXIMATELY 15,000SQFT. IT IS LOCATED IN THE MUCH SOUGHT AFTER DUCHY AREA OF THE TOWN WHICH IS CLOSE TO THE TOWN CENTRE AND VALLEY GARDENS.



DISTANCES

- HARROGATE RAILWAY STATION - 0.8 MILES
 - LEEDS - 17 MILES
 - YORK - 23 MILES
 - A1(M) - 9 MILES
- (DISTANCES APPROXIMATE)

GROUND FLOOR

4430 SQ FT / 412 SQ M

- Reception hall, 4 reception rooms, atrium, two x 1 bedroom apartments, 7 bedrooms, 3 bathrooms and ancillary rooms

LOWER GROUND FLOOR

3269 SQ FT / 304 SQ M

- Kitchen, dining room, 5 bedrooms, 3 bathrooms and ancillary rooms

FIRST & SECOND FLOORS

7064 SQ FT / 656 SQ M

- 23 further bedrooms and 5 bathrooms/shower rooms and storerooms

OUTSIDE

- Two driveways and extensive parking
- Private gardens surrounding the property



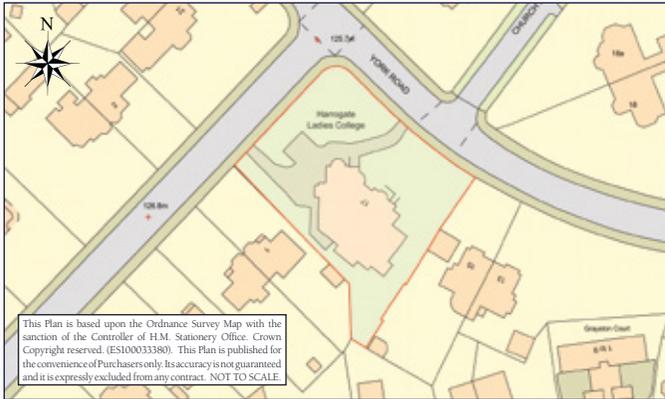
THE PROPERTY

17-19 York Road offers an exciting development opportunity to purchase a substantial detached property which will appeal to buyers looking for both residential and commercial opportunities. Although potential planning has not been explored, it clearly offers great opportunities for a number of different uses subject to planning. The original Victorian villa was doubled in size in the early 1990s.

OUTSIDE

There is vehicular access from both York Road and Rutland Road creating opportunities to split the gardens which then lead to extensive parking and lawned areas with mature boundaries fronting the road and creating private screening.





LOCATION

The property is located in the highly sought after Duchy residential area which provides quick access to Harrogate town centre with its extensive mix of shops, restaurants and amenities.

This includes the train station which provides daily direct trains to London Kings Cross and regular services to both Leeds & York which also offer regular links to London, Edinburgh & Manchester. There is also quick access to the Valley Gardens, Pinewoods, the Mercer Gallery, Harrogate Theatre and the fashionable Montpellier Quarter.

PROPERTY INFORMATION

Services: The property is connected to mains electric, water and drainage and gas. There is electric heating.

Local Authority: North Yorkshire Council - T: 01423 500600

Council Tax: Mixed use property

Tenure: Freehold

Postcode: HG1 2QL

what3words: ///sailor.await.insert

Viewing Arrangements: Contact Nick Talbot at Lister Haigh - T: 07549 034630.





17-19 YORK ROAD

APPROXIMATE GROSS INTERNAL AREA:

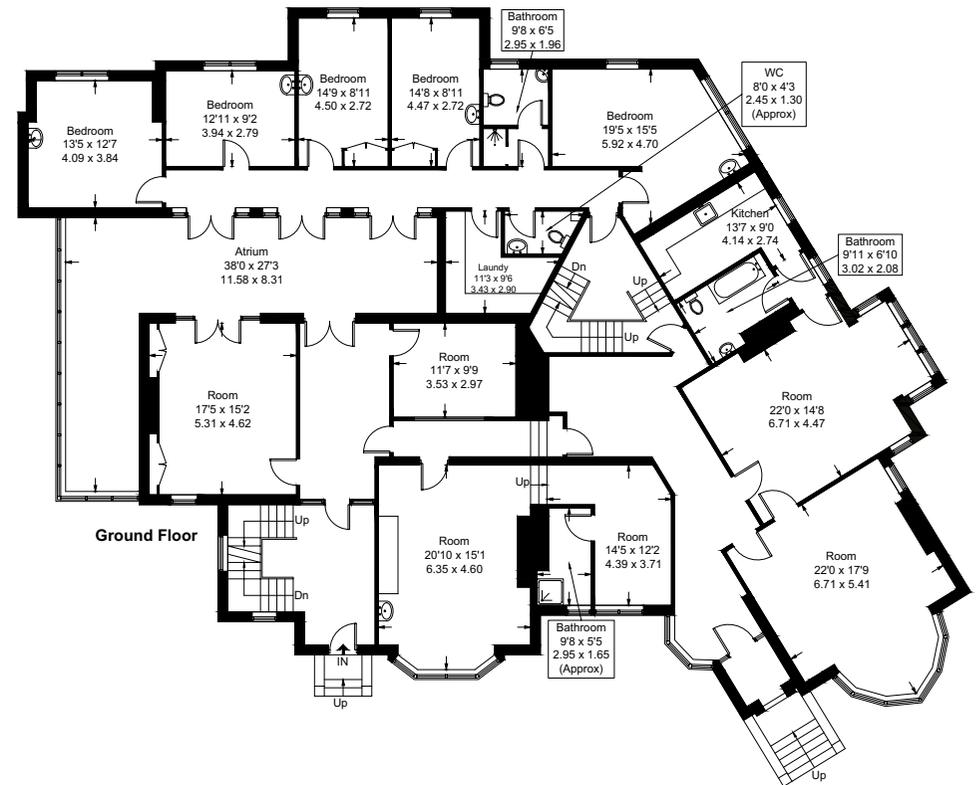
LOWER GROUND FLOOR = 3,269 SQ FT / 303.7 SQ M

GROUND FLOOR = 4,430 SQ FT / 411.6 SQ M

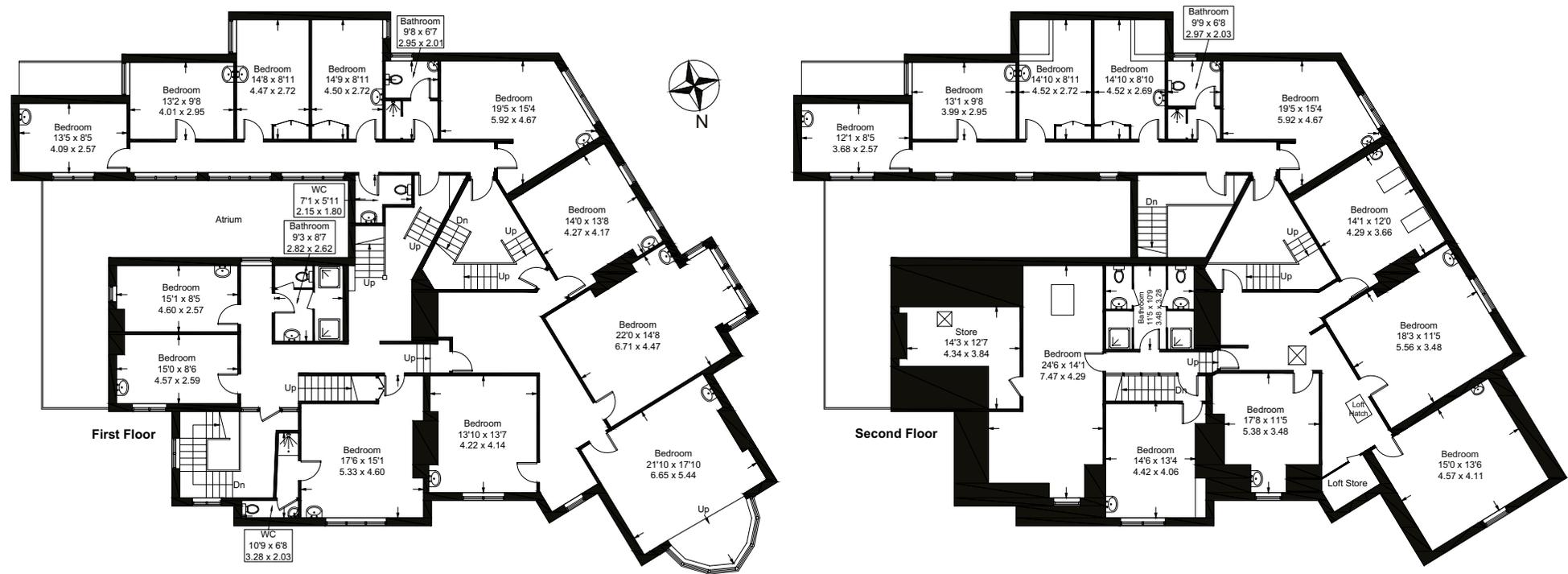
FIRST FLOOR = 3,687 SQ FT / 342.5 SQ M

SECOND FLOOR = 3,377 SQ FT / 313.7 SQ M

TOTAL = 14,763 SQ FT / 1,371.5 SQ M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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LISTER HAIGH
01423 860322
sales@listerhaigh.co.uk
listerhaigh.co.uk


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JACKSON-STOPS
01904 625033
york@jackson-stops.co.uk
jackson-stops.co.uk