



## 8 Byron Court, Beech Grove, Harrogate, HG2 0LL

This outstanding two / three bedroom apartment enjoys a superb position within this prestigious building providing well designed accommodation with delightful Stray aspects from principal rooms being only a short level walk from Harrogate town centre.

17 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877200

Email: [harrogate@dacres.co.uk](mailto:harrogate@dacres.co.uk)

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**8 Byron Court, Beech Grove,  
Harrogate, North Yorkshire, HG2 0LL**

**Guide Price:** £850,000

- Impressive two / three bedroom apartment
- Prime Strayside setting
- Elegant reception rooms
- Well-appointed dining kitchen
- Two double bedrooms with built in wardrobes and en-suite facilities to both
- Attractive landscaped communal gardens
- Visitor parking / double tandem garage



## General remarks

Byron Court retains a justifiable reputation as one of Harrogate's premier apartment buildings due to its unrivalled Strayside setting and the quality of its well managed communal grounds and reception areas.

Apartment 8 enjoys an excellent position on the fourth floor of the building being approached via a reception hall with video entry system and passenger lift to a landing shared by just two apartments.

The private entrance hall with entry phone system has its own guest cloakroom and twin doors leading to an impressive 24ft 6" sitting room with feature fireplace, Stray views and access to a sheltered balcony.

A separate dining room/bedroom three again leads to the aforementioned balcony and lies

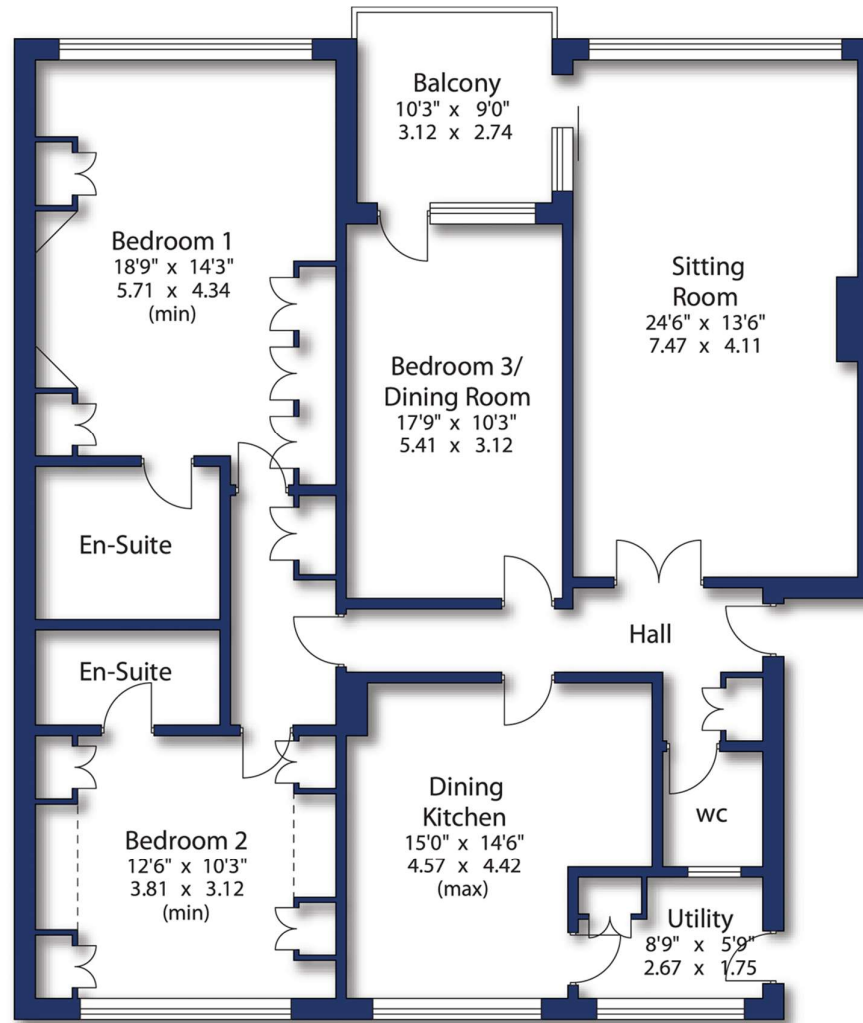
opposite a well-appointed dining kitchen with integrated appliances, a generous range of fitted cabinets, rooftop views across Harrogate and a separate utility room having access to a rear staircase.

An inner hall with fitted wardrobes leads to the impressive master bedroom with an extensive provision of built in furniture, delightful views and its own en-suite shower room. A second double bedroom also has an excellent provision of wardrobes and an en-suite bathroom.

The residents of Byron Court enjoy the use of communal landscaped gardens with visitor parking, pedestrian access to the Stray and town centre and Apartment 8 owns a double tandem garage (30ft 6 x 8ft 6) with remote controlled door, electric light and power.

This is a prime Strayside setting perfect for the buyer seeking ease of access to Harrogate's unrivalled range of shopping and leisure amenities.

# Floorplans



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Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
92+ (A)	A		
81-91 (B)	B		
69-80 (C)	C		78
55-68 (D)	D	66	
45-54 (E)	E		
35-44 (F)	F		
1-34 (G)	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## CONTACT US



01423 877200



harrogate@dacres.co.uk

### Directions

Proceed from the Crown roundabout up The Esplanade to Victoria Road turning first left and left again into Byron Court which fronts onto Beech Grove.

### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

### Tenure, Services & Parking

- Leasehold
- Mains electricity, drainage and water
- Leasehold for the remainder of a 999 year lease commencing 1<sup>st</sup> March 2006 – 2024 quarterly service charge was £1297
- Double tandem garage at the rear and visitor parking in the front curtilage

### Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

### Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low, Rivers & the Sea - Very low, Groundwater - Very low. Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

### Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

### Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

### Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HAR230079