



STRUTT
& PARKER
01423 561274
For Sale

29 Chelmsford Road
Harrogate, North Yorkshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A delightful, detached period property set on a generous plot complete with a charming garden room.

A handsome Edwardian style period family home that features spacious and stylishly modernised accommodation. This property has private off-street parking for multiple cars and a beautifully landscaped garden. It is located at the heart of Harrogate and positioned on a quiet residential street within walking distance of the town centre amenities.



4 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



PRIVATE OFF-STREET PARKING



GENEROUS PLOT



FREEHOLD



TOWN CENTRE



2,510 SQ FT (233 SQ M)



GUIDE PRICE £899,950



The property

29 Chelmsford Road is a generously proportioned family home offering a total of 2,510 sq. ft. of flexible accommodation arranged over three light-filled floors. Designed for family living and entertaining, the ground floor accommodation flows from a welcoming entrance hall with a useful cloakroom and fitted utility offering practical storage, and into a spacious dining hall with ample space for a good-sized dining table and chairs.

To the front of the property is a magnificent dual aspect drawing room which retains many of the period features to include a large bay window with stained glass panels, a cast iron fireplace and cornicing. To the rear, there is a fabulous open-plan kitchen/breakfast/family room with wooden flooring. The kitchen has a good range of wall and base units in white with complementary worktops and modern integrated appliances. There is also an Aga and a large central island with a breakfast bar and a wine chiller. The family area has a bay featuring French doors opening onto the terrace and floods this space with

plenty of natural light. Off the kitchen a door leads to a well-proportioned conservatory with access to the garden on two sides.

The first floor comprises three spacious double bedrooms to include the impressive principal suite with fitted dressing room and fully tiled en suite bathroom with freestanding rolltop bath and separate shower. A second bedroom has contemporary en suite shower room with front aspect bay window. Completing the first floor is a modern family shower room.

A concealed staircase rises from the landing to the second floor, dedicated to a spacious vaulted attic room with useful eaves storage, converted by the current owners and configured as a bedroom but suitable for a variety of uses.



Location

Situated in a prime location at the heart of the historic spa town of Harrogate, also known as a shopping mecca, it benefits from a shopping centre, an arcade and a wide range of independent retailers as well as the larger supermarkets. The world-renowned Bettys Café Tea Rooms is a wonderful, relaxed setting offering one of the best spots from which to enjoy the beauty of the town's surroundings. Harrogate's spa tradition still flourishes, as does its popularity as a base from which to explore the Yorkshire Dales.

Harrogate's sporting amenities include cricket, tennis, rugby and squash clubs as well as Harrogate Town FC and five golf courses within a short drive of the property. The Harrogate rural district also includes the medieval cathedral city of Ripon, Yorkshire's smallest city. Centred around a large market square that comes alive with stalls every Thursday and is situated on the edge of the Nidderdale National Landscape.

Communications links are excellent: the nearby A1(M) (Jct. 47 7.9 miles) gives easy access to both the north and south of the country, as do the excellent links from Harrogate train station which offers regular services to major regional centres and London Kings Cross in around three hours.

The area offers a wide range of state primary, secondary and grammar schools, and a good selection of independent schools including Harrogate Ladies' College, Brackenfield, Ashville College, Belmont Grosvenor, Gateways and The Grammar School at Leeds.



Distances

- Harrogate train station 0.3 mile
- Ripon 12.0 miles
- Leeds Bradford Airport 12.3 miles
- Leeds 15.7 miles
- York 22.5 miles

Nearby Schools

- St. Peter's CofE Primary School
- St. Aidan's CofE High School
- Western Primary School
- Harrogate High School
- Oatlands Infant School
- Harrogate Ladies' College
- Harrogate Grammar School

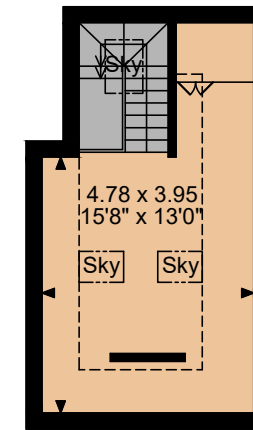
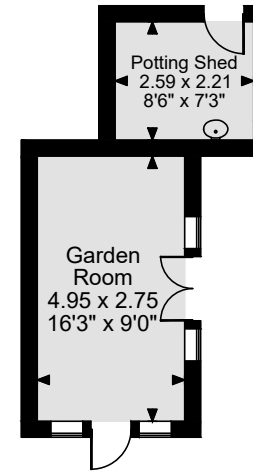
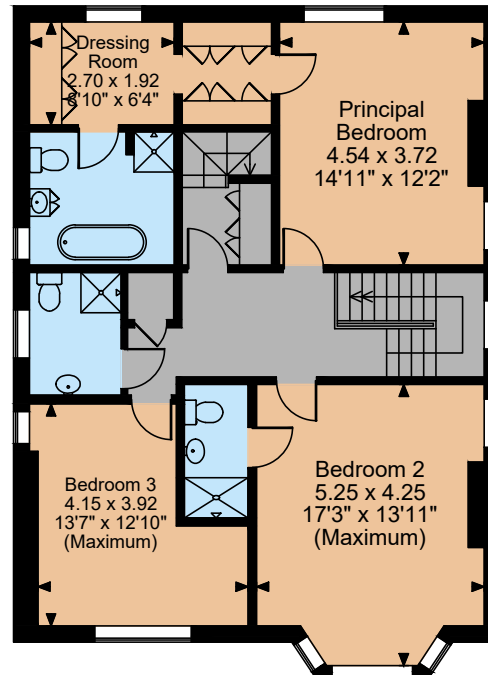
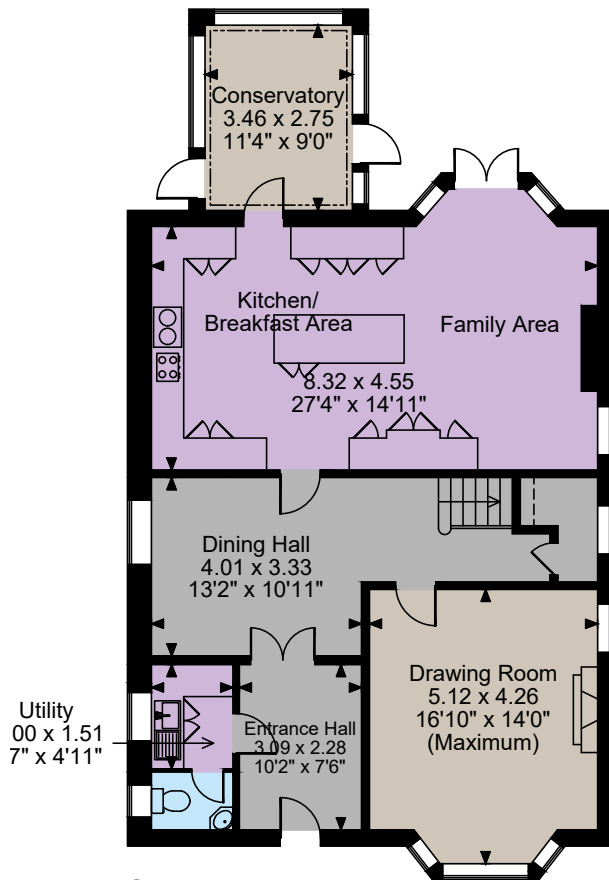
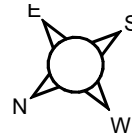
Nearby Stations

- Harrogate
- Hornbeam Park
- Starbeck

Key Locations

- Bettys Café Tea Rooms
- Royal Pump Room Museum
- The Turkish Baths Harrogate
- Ridding Park Spa
- RHS Garden Harlow Carr
- Brimham Rocks
- Nidderdale National Landscape
- Yorkshire Dales National Landscape
- Howardian Hills National Landscape





Outside

Set behind low-level fencing and having plenty of kerb appeal, the property is approached over a side driveway that provides private parking for multiple vehicles, with crazy paving to the front that is bordered by various well-maintained shrubs and hedgerows. The enclosed parterre gardens to the rear are encircled with stone paving and terrace that is ideal for entertaining and al fresco dining. Separated with trellising and an archway a neighbouring garden also benefits from multiple potting sheds and a greenhouse perfect for the avid gardener. There is also the splendid 16 ft. garden room adjacent to the main house with full-height glazing on two sides and French doors in which to enjoy the beautiful outlook over the garden.

Floorplans

Main House internal area 2,298 sq ft (214 sq m)
 Outbuilding internal area 212 sq ft (20 sq m)
 Total internal area 2,510 sq ft (233 sq m)

For identification purposes only.

Directions

HG1 5NA - ///what3words - nails.spark.finishing

General

Local Authority: North Yorkshire Council

Services: Mains gas, electricity, water and drainage.
 Gas-fired central heating.

Broadband: Is installed at the property

Mobile signal/coverage: Information can be found here <https://checker.ofcom.org.uk/>

Council Tax: Band F

Harrogate

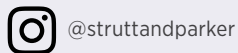
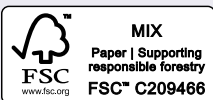
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