



15 Royal Crescent
Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid period home with refined accommodation and elegant detailing, in a sought-after setting close to The Stray.

A handsome period townhouse on a splendid private crescent with communal resident gardens, less than half a mile from Harrogate town centre and all the town's amenities. The property benefits from a double garage and offers up to five bedrooms across three beautifully-appointed levels, with various splendid period features, high-quality fittings and plenty of natural light throughout.



2 RECEPTION ROOMS



4/5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



PRIVATE & COMMUNAL GARDENS



FREEHOLD



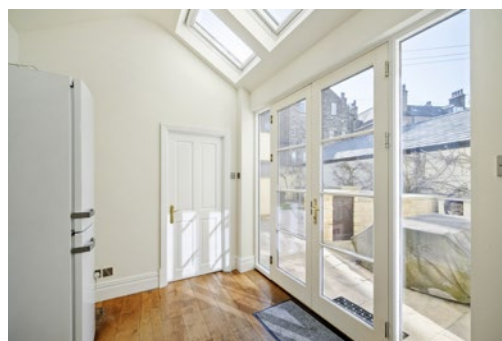
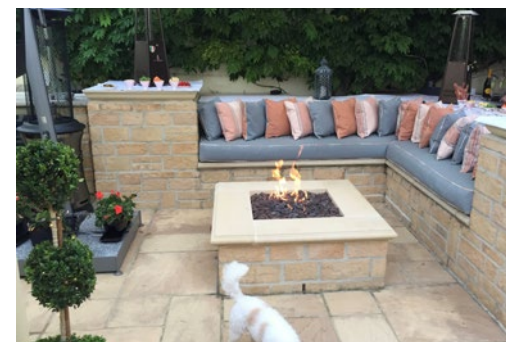
PRIME TOWN LOCATION



2,719 SQ. FT (252.7 SQ. M)



GUIDE PRICE £1,200,000



The property

15 Royal Crescent is a magnificent period home, set in a highly sought-after position in the historic town of Harrogate. The accommodation is arranged across three levels with sophisticated décor and fittings. There are various impressive original details throughout, including fireplaces, cornicing and ceiling roses.

Accessed via an entrance hall the ground floor accommodation flows from a welcoming reception hall with understairs storage and WC, this space features wooden flooring that continues throughout the ground floor. There are two well-presented reception rooms which include the front aspect sitting room with bay window with plantation shutter blinds. Then towards the rear there is an open plan living, kitchen and dining room. The kitchen itself has Shaker-style units in cream, a split butler sink, central island with a breakfast bar, stainless-steel range cooker and further integrated appliances. The living area of this room lends itself for multiple seating arrangements with built in shelving and dual French doors to the

rear terrace. The bright and airy dining area has Velux windows, full height glazing as well as dual French doors and provides ample space for a table and chairs. The adjoining utility room provides further space for storage or appliances.

On the first floor you will find the exceptional 20 ft principal bedroom with a large bay window, built-in wardrobes and modern en suite shower room. Across the landing is a beautifully fitted dressing room which could be used as an additional bedroom if required. Completing the floor is an opulent family bathroom with a large bathtub and a separate walk-in shower. Adding a further touch of luxury to the bathroom is a fantastic Waterproof Bathroom TV in the dividing wall in front of the bath.

The second-floor landing has a frosted skylight, welcoming plenty of natural light, while there are a further three double bedrooms on the top level, two of which have built-in wardrobes, as well as a shower room.



Outside

Royal Crescent is a delightful private terrace, set just off Leeds Road, with access for residents only. There is on-street parking around the crescent, as well as a splendid communal lawn, bordered by hedgerows and mature trees. At the front of the house there is a small, paved front garden with space for pot plants and steps leading to the entrance.

The south facing, rear has a walled courtyard garden with built-in patio seating with firepit, an outdoors TV, garden store, a small area of artificial lawn as well as an outdoor kitchen with a food prep area with granite worktops, a built-in gas barbecue and a fridge. There is access to the rear via Back Royal Crescent, where there is an insulated double garage for secure parking, home storage and workshop space.

Distances

- Harrogate town centre 0.3 miles
- Knaresborough 3.5 miles
- Wetherby 8.0 miles
- Leeds 15 miles
- York 21 miles

Nearby Stations

- Harrogate Station
- Hornbeam Park Station
- Starbeck Station

Key Locations

- The Stray
- Knaresborough Castle
- Ripley Castle
- Royal Pump Room Museum
- Harlow Carr Gardens
- Valley Gardens
- Harrogate Theatre
- Turkish Baths Harrogate



Location

The property is less than half a mile from the centre of the historic and popular spa town of Harrogate and the beautiful 200-acre Stray. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities plus several supermarkets.

The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is within easy reach as well as the beautiful RHS Harlow Carr gardens. For golf enthusiasts, there many clubs in the area including Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Rudding Park Golf Club. For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. There is a train station at Hornbeam Park to connect with the mainline stations at Leeds or York. While Harrogate mainline station offers

direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights.

There are several highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.

Nearby Schools

- Harrogate Grammar School
- Western Primary School
- Brackenfield School
- Ashville College
- Belmont Grosvenor School
- St Aidan's CofE High School
- Rossett School
- Oatlands Infant School
- Harrogate Ladies' College





Floorplans

Approximate Gross Internal Area = 2359 sq. ft (219.2 sq. m)

Double Garage= 360 sq. ft (33.5 sq. m)

Total = 2719 sq. ft (252.7 sq m)

For identification purposes only.

Directions

HG2 8AB ///what3words - player.hurls.locals

General

Local Authority: North Yorkshire County Council

Services: Mains water, electricity and drainage are installed. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agent Notes: Some CGI's are used in the marketing.

Harrogate

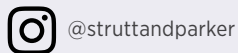
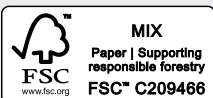
9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561 274

harroagte@struttandparker.com

struttandparker.com

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