



7 York Road, Harrogate, North Yorkshire

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## 7 York Road Harrogate HG1 2QA

A beautifully appointed stone-built period townhouse, set in a prime location close to the town centre and Valley Gardens.

Harrogate town centre 0.3 miles, Harrogate mainline station 0.7 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 8.5 miles, Leeds Bradford Airport 12.5 miles

Porch | Reception hall | Living room | Family room/office | Garden room | Dining room  
Kitchen | Utility | Cloakroom | Principal bedroom with en suite shower room | 5 Further bedrooms, 1 en suite | Family bathroom | WC  
Workshop | Garden | EPC rating D

### The property

7 York Road is a handsome mid-terrace period home offering almost 4,000 sq. ft of beautifully appointed accommodation over four floors with split levels and features various attractive original details and high-quality, bespoke fittings throughout.

The main ground floor has a welcoming reception hall and a generous living room with a cast-iron fireplace and plenty of natural light from its large leaded windows. There is further everyday living and entertaining space on the split ground floor level, including a substantial open-plan kitchen and dining area. The kitchen is fitted with Shaker-style units in white, as well as a central island and integrated appliances with the dining area providing plenty of space for a good-sized family table and chairs and leads out to a sunny garden room.

The lower ground floor has a large utility room for further storage and space for appliances as well as a sizable family room/office and a workshop. The lower ground floor also has two entrances, one to the front of the property and one to the rear and could be converted to a self-

contained flat subject to the necessary planning consents.

The six generous double bedrooms are arranged across the upper three levels, including the principal bedroom with built-in storage and modern en suite shower room. One further bedroom features a stylish en suite bathroom on the level above it, accessed via a private spiral staircase, while the fourth floor has a contemporary family bathroom and a separate WC.

### Outside

At the front of the property there is a paved pathway to the entrance and patio garden, which is bordered by established hedgerow. Parking is available along York Road in marked bays, via a resident permit scheme. At the rear, the garden includes an area of lawn with paved pathways and established border hedgerows, offering privacy from neighbouring properties. There is gated access to the rear via a private lane off Cornwall Road where there is a private off street parking space.

### Location

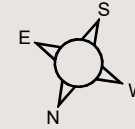
The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus several supermarkets, and a choice of superb schools – both state and independent – including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College.

The area is well connected by road, with the A1(M) just nine miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.





**Floorplans York Road, Harrogate**  
 Approximate Gross Internal Area 3,995 Sq Ft/371 Sq M  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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**Directions**

What3Words - [///update.fortunate.plot](https://update.fortunate.plot)

**General**

**Local Authority:** North Yorkshire County Council  
**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band F

**Tenure:** Freehold

**Offers Over:** £1,100,000

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/eng-gb/mobile-coverage>

**Harrogate**

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