



16 Leeds Road, HARROGATE

Guide Price £1,150,000



MYRINGS
Harrogate's Family Estate Agent



16 Leeds Road

HARROGATE, Harrogate

Park House is an imposing 6 bedroom Victorian Villa enjoying fabulous views across the Stray Parkland offering spacious accommodation over four floors enjoying views towards the 200 acre Stray parkland and standing in generous sized walled lawned gardens extending to about 100 feet to the rear. The house offers huge potential to re-design and offers the advantage of a separate most spacious lower ground floor 2 bedroom & 2 bathroom garden apartment ideal for a dependent relative, teenager or separate air B&B option.

Council Tax band: E

Tenure: Freehold

- AMAZING STRAY PARKLAND VIEWS
- SEPARATE 2 BEDROOM GARDEN FLAT
- NO CHAIN
- POTENTIAL TO RE-DESIGN
- CHARACTER FEATURES
- CIRCA 100 FOOT REAR WALLED LAWNED GARDENS



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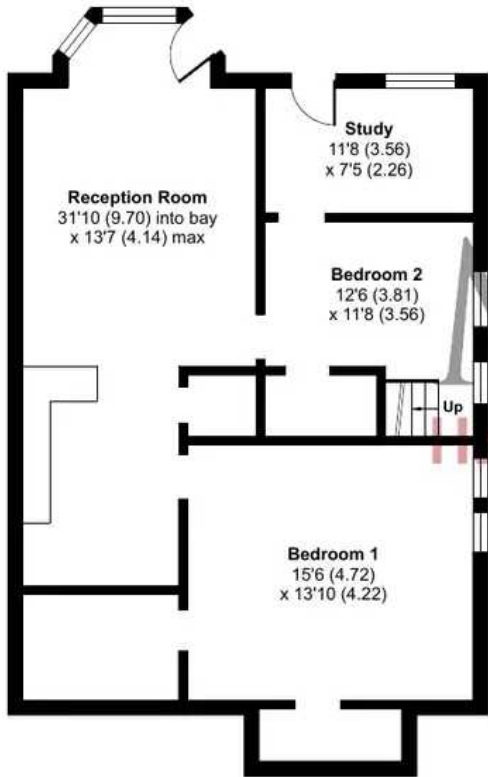
Leeds Road , Harrogate, HG2

Approximate Area = 3346 sq ft / 310.8 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 3412 sq ft / 316.9 sq m

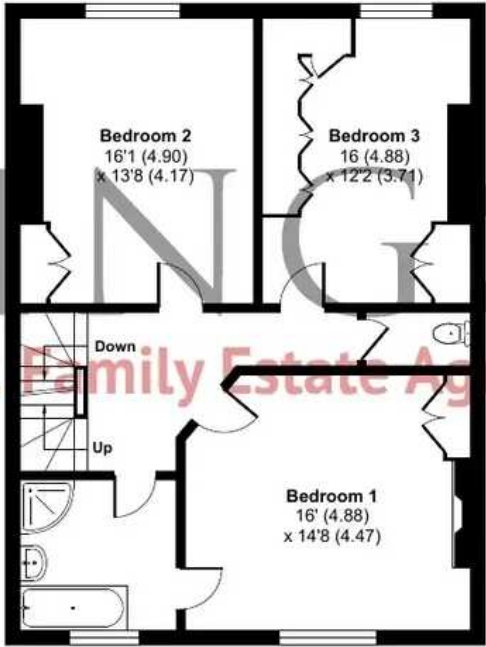
For identification only - Not to scale



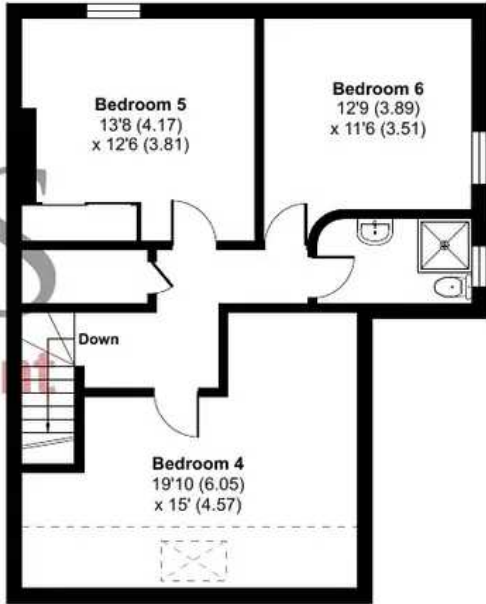
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



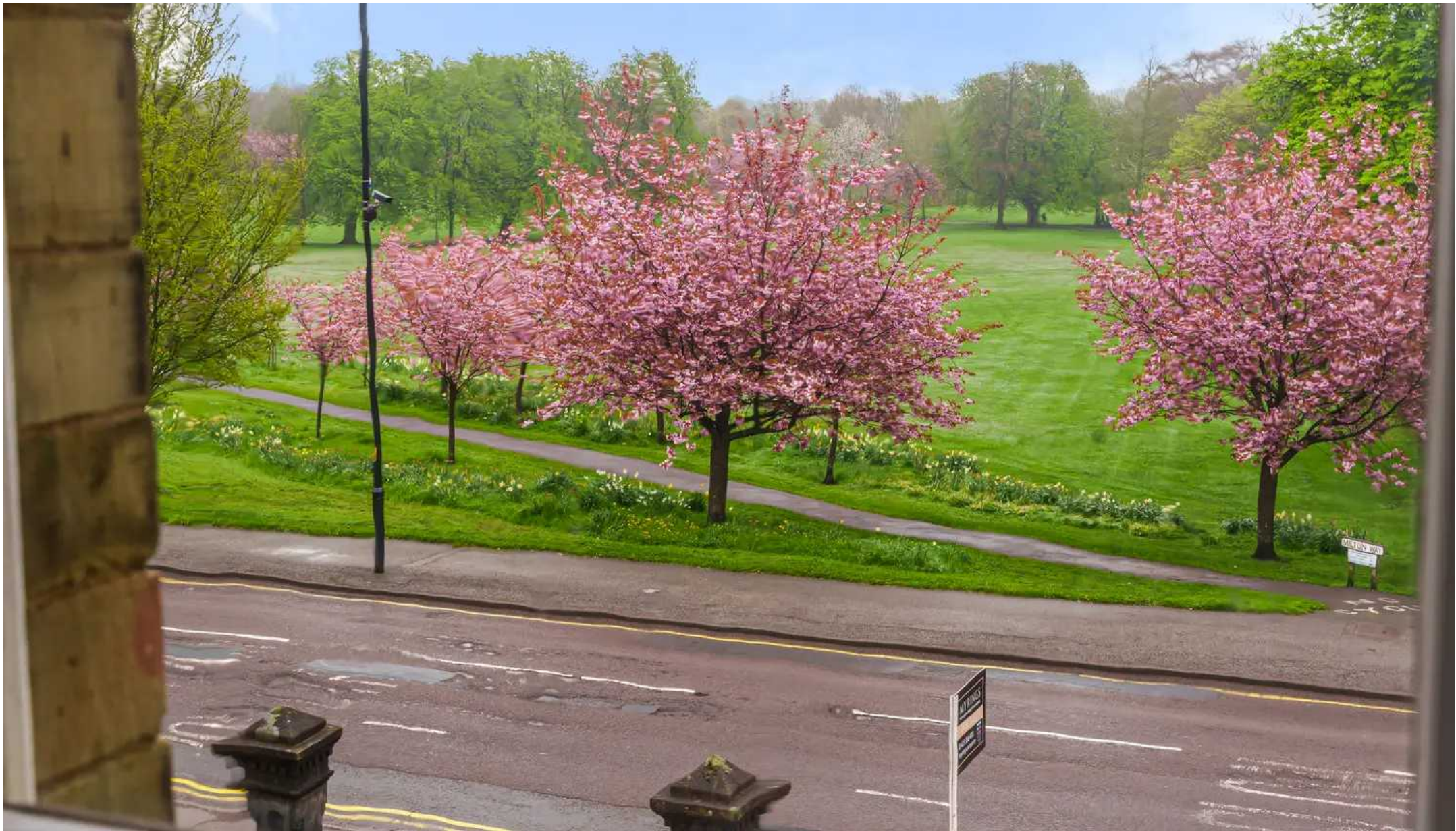
SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Myrings. REF: 976482





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