



VERITY
FREARSON

TRAFALGAR HOUSE, 16 YORK PLACE, HARROGATE, HG1 1HL

GUIDE PRICE £1,200,000

TRAFALGAR HOUSE, 16 YORK PLACE,

Harrogate, HGI IHL

Trafalgar House is an imposing early Victorian end-of-terrace town house set back from the road in a superb and ever-popular location overlooking the Stray - 200 acres of open parkland in the centre of Harrogate.

It has retained many wonderful period features such as high ceilings, attractive cornicing and ornate original fireplaces, adding to the charm of this elegant property.

The property has a separate lower-ground-floor apartment with access from the front and rear which offers potential income or can be linked back into the main house with ease, if required.

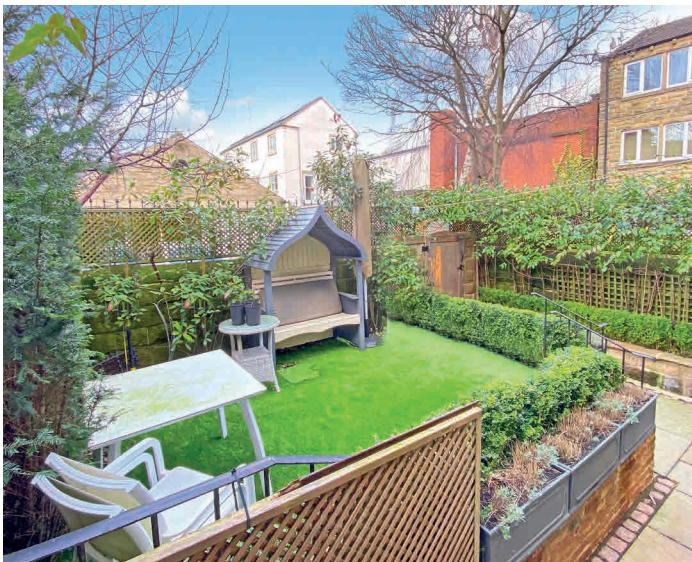


3 Reception Rooms · 3 Kitchens · Cloakroom

6 Bedrooms · 3 En-Suites · 2 Bathrooms

Superb Garden Apartment · Ample Off-Road Parking · Large Garage · Lawned Garden · Balcony







ACCOMMODATION

GROUND FLOOR

Stone steps lead up to a front door that opens into the entrance hall. The ground floor offers a sitting room with a large bay window as well as a magnificent period fireplace with an open fire. Adjacent, is a ground-floor bedroom and beyond is a rear hall that leads to a house bathroom, separate WC and rear breakfast kitchen / utility room.

FIRST FLOOR

On the first floor to the rear is the fabulous dining kitchen - this bright and airy space has a vaulted ceiling with skylight windows, allowing the natural light to flood in. The bespoke kitchen by House of Harrogate is both spacious and practical, incorporating a large central island with breakfast bar featuring marble work surfaces and integrated appliances. At the far end is the dining area are French doors leading out to the charming balcony with stairs that lead down to the garden, parking and garage beyond.

To the front is the stunning south-facing drawing room with ornate open fireplace, a large bay window enjoying superb views over the Cherry Tree Walk on the Stray and double doors open into the adjoining dining room creating a wonderful entertaining space. Completing the first floor is a cloakroom.

SECOND FLOOR

The principal bedroom is located on the second floor to the front of the property, benefitting from a large bay window overlooking the Stray, fitted wardrobes and an en-suite bathroom with a separate shower. Adjacent, is a further double bedroom also benefitting from an en-suite shower room. An enclosed staircase leads to the third floor where there is a very spacious bedroom with seating / study area, dual-aspect, fabulous far-reaching Stray views and a newly fitted contemporary en-suite bathroom.

FLOOR PLAN



Total Area: 468.3 m² ... 5041 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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OUTSIDE

To the rear of the property is a large garage, which has enough room for at least four vehicles with electric doors. There is pull-down access ladder to the first floor, which is fully boarded out to provide a very large storage area. There are two parking spaces in front of the garage and across a shared drive is the private gated paved gardens featuring an attractive raised lawn area which is fenced in and provides a private enclosed area with the benefit of no-maintenance synthetic turf and pretty floral beds. Steps lead up from here to a rear entrance to the utility room. A curved iron staircase continues up to the first floor where there is a lovely balcony, ideal for al fresco dining. To the front of the property is a designated off-street parking space.

GARDEN APARTMENT

Stone-flagged steps lead from the front of the property down to a lower-ground-floor self-contained apartment which is currently used as an office. The front door opens into a reception hall that leads into the bay-fronted sitting room. The kitchen benefits from a good range of floor and wall units as well as integrated appliances. Beyond this is a useful pantry / utility room. A house bathroom and double bedroom with fitted wardrobes complete the self contained unit.

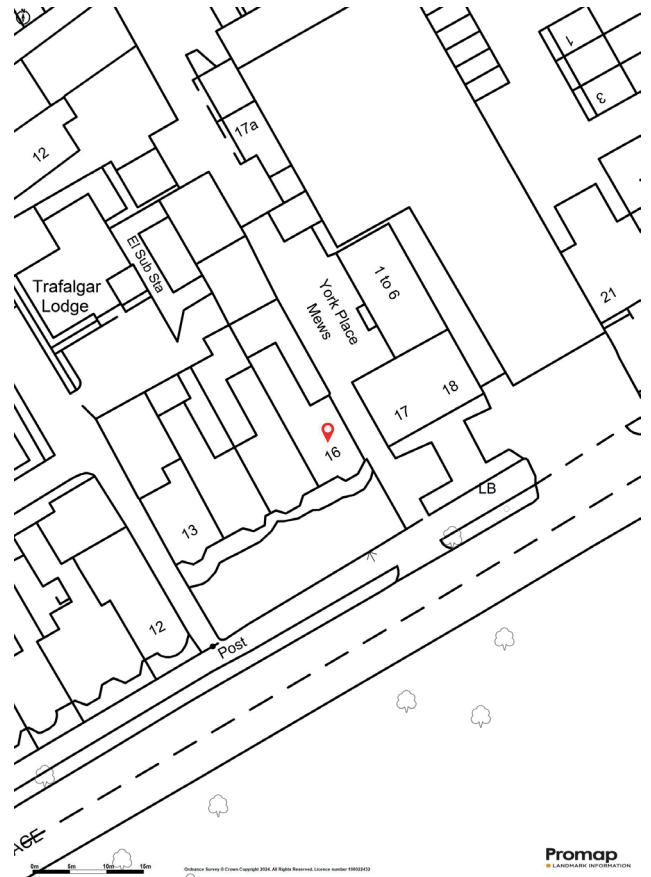
Services

All mains services connected.

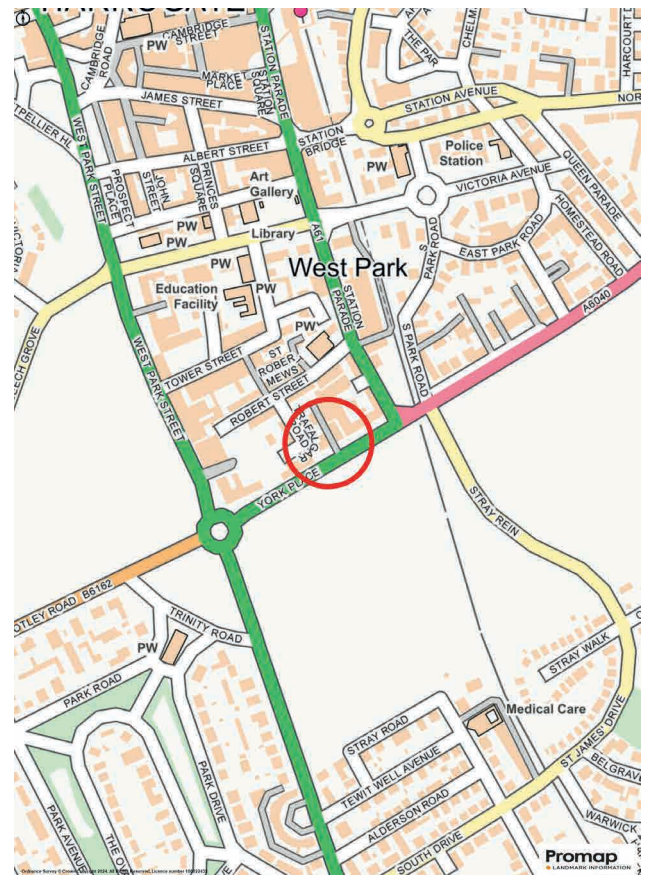
Tenure

Freehold

Council Tax Band -



Promap
LANDMARK INFORMATION



Promap
LANDMARK INFORMATION

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

Harrogate

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