



VERITY
FREARSON

15 THE OLD POLICE STATION, NORTH PARK ROAD, HARROGATE, HG1 5DY

GUIDE PRICE £900,000

15 THE OLD POLICE STATION, NORTH PARK ROAD,

Harrogate, HG1 5DY

A rare opportunity to purchase a high-quality and most individual duplex apartment forming part of this exclusive gated residential development, situated in the heart of Harrogate.

This most impressive apartment provides spacious accommodation over two levels. The generous living area comprises a stunning open-plan kitchen and living space with vaulted ceiling and high-quality Clarity Arts kitchen with integrated appliances. In addition to the sitting and dining areas, there is an additional snug / study area and a utility room and downstairs WC. On the upper floor there are three double bedrooms, each with fitted wardrobes, Velux windows and electric glass windows. The master bedroom has a vaulted ceiling and en-suite bathroom which is in addition to the modern bathroom, also located on the second floor. This modern property was converted in 2016 and forms part of this exclusive gated development. The apartment has four allocated parking spaces and use of the visitor parking area.

Situated in the heart of Harrogate this exclusive property is situated just a few minutes' level walk from all of the town's amenities, including the railway station.

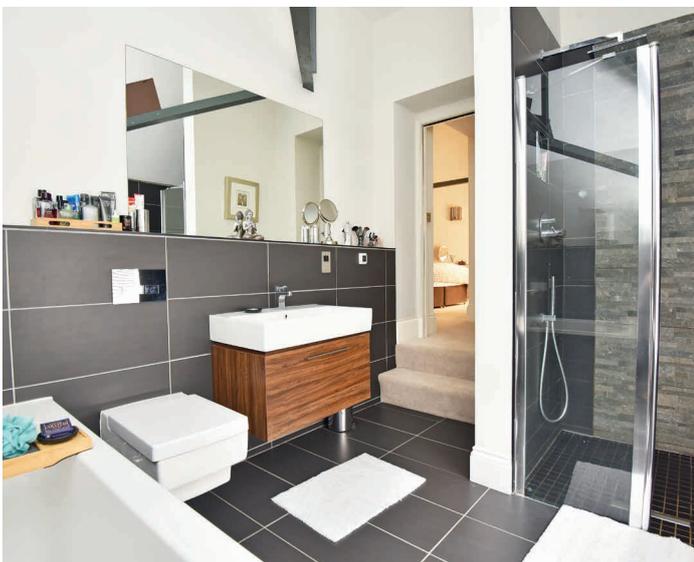
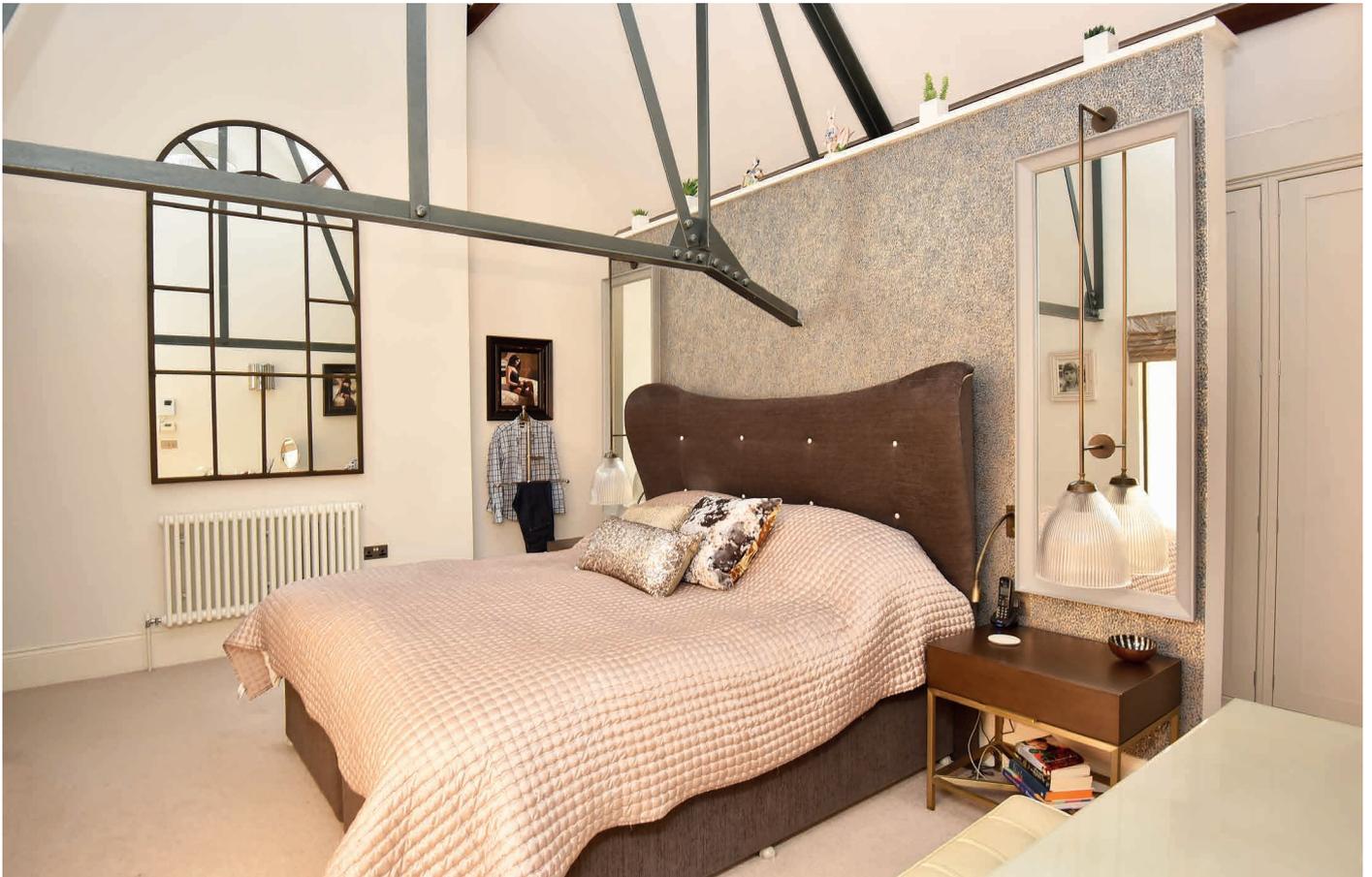


Open-Plan Living Space And Kitchen · Utility Room · Snug/Study

3 Bedrooms · En-Suite Shower Room · Bathroom

Secure Off-Road Parking · 4 Allocated Parking Spaces







ACCOMMODATION

FIRST FLOOR

RECEPTION HALL

A spacious reception area with oak flooring and extensive range of fitted cupboards.

LIVING AREA AND KITCHEN

A stunning open-plan living space with sitting and dining areas, with vaulted ceiling, media wall and integrated electric fire. The kitchen comprises a range of stylish wall and base units with worktops and island. Integrated appliances, including induction hob, double oven, dishwasher, fridge / freezer and wine fridge. Large fitted storage cupboard.

STUDY/SNUG

Providing a further sitting area or office space.

UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for washing machine and tumble dryer.

SECOND FLOOR

BEDROOMS

There are three double bedrooms on the upper floor. Each room has a range of quality Clarity Arts fitted wardrobes, together with electrically operated Velux windows and electric glass windows, which alternate between frosted and clear glass at the click of a switch. The master bedroom has a vaulted ceiling and en-suite bathroom.

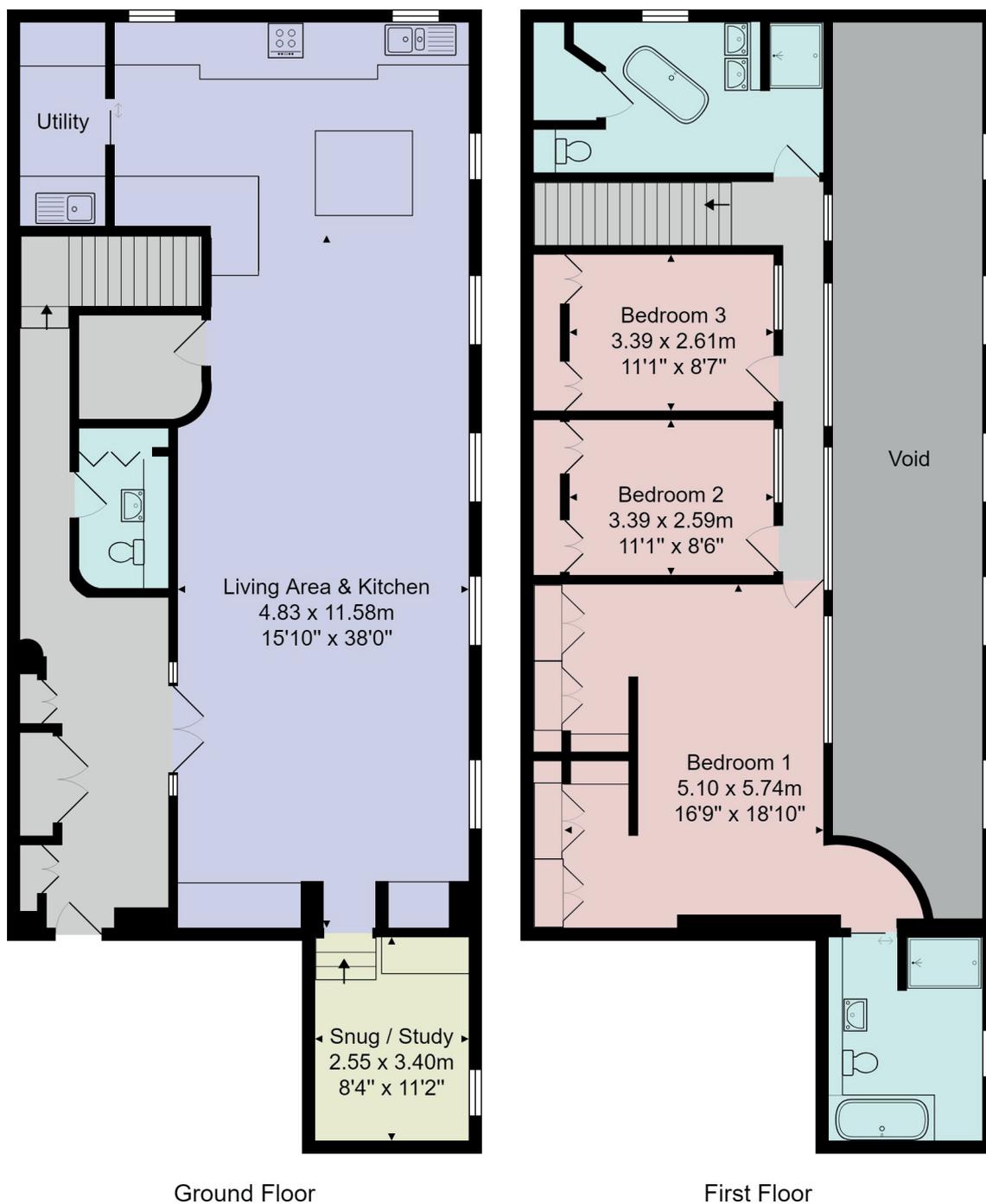
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail. Tiled flooring with under-floor heating.

BATHROOM

A modern white suite comprising WC, twin washbasins, free-standing bath and shower. Heated towel rail. Tiled floor with under-floor heating.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 205.5 m² ... 2212 ft² (excluding void)

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

The Old Police Station is a secure gated development accessed via electrically operated wrought-iron gates which lead to the rear of the property. The apartment has the benefit of four allocated parking spaces and the use of the visitors' parking area.

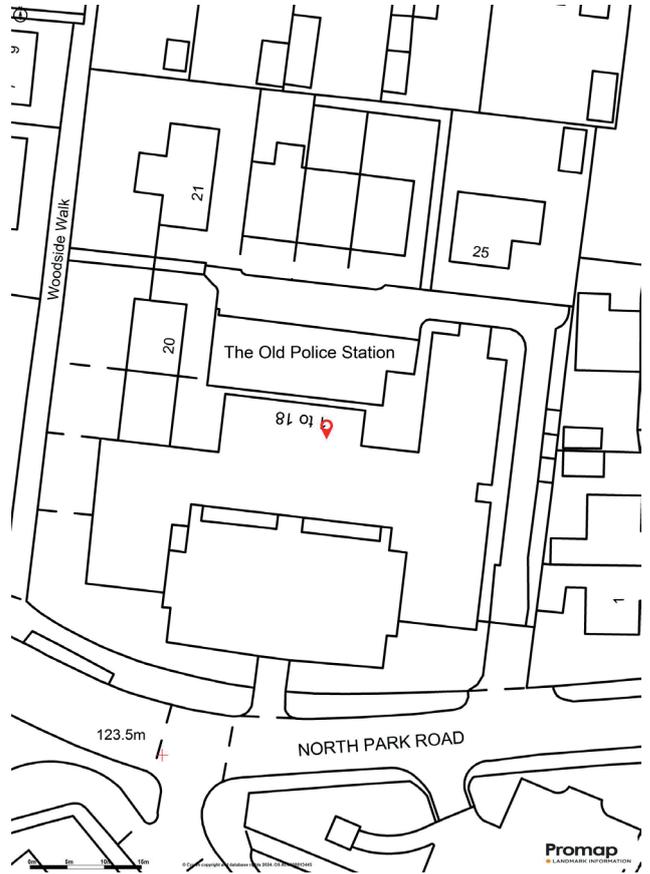
Services

All mains services connected.

Tenure

Long leasehold 999 years.
 Built April 2016
 Service charge £3340
 Pets. OK.
 Subletting ok. No short term let's holiday let's.

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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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