



THE COACH HOUSE, 10 PARK AVENUE HG2 £700,000

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# An extremely rare opportunity to purchase this fantastic coach house.

The Coach House, 10 Park Avenue offers any new purchaser a fantastic and very rare opportunity to purchase such a unique and beautifully hidden detached coach house in the heart of the town centre.

Situated in a peaceful and sought after position on Harrogate's South Side and within striking distance to The Oval. This home is perfect for downsizing or an ideal lock up and leave.

This property offers a fantastic lifestyle and is also within walking distance to the town centre, local shops, Harrogate Grammar School and excellent road and rail links.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire County Council

**Council Tax Band**  
Band C





## Property Description.

The Coach House offers beautifully light, spacious and versatile accommodation over two floors and in brief comprises; a welcoming entrance hall, a newly modern fitted kitchen, a spacious dining area with access to the private courtyard, a large living room, double bedroom and house bathroom.

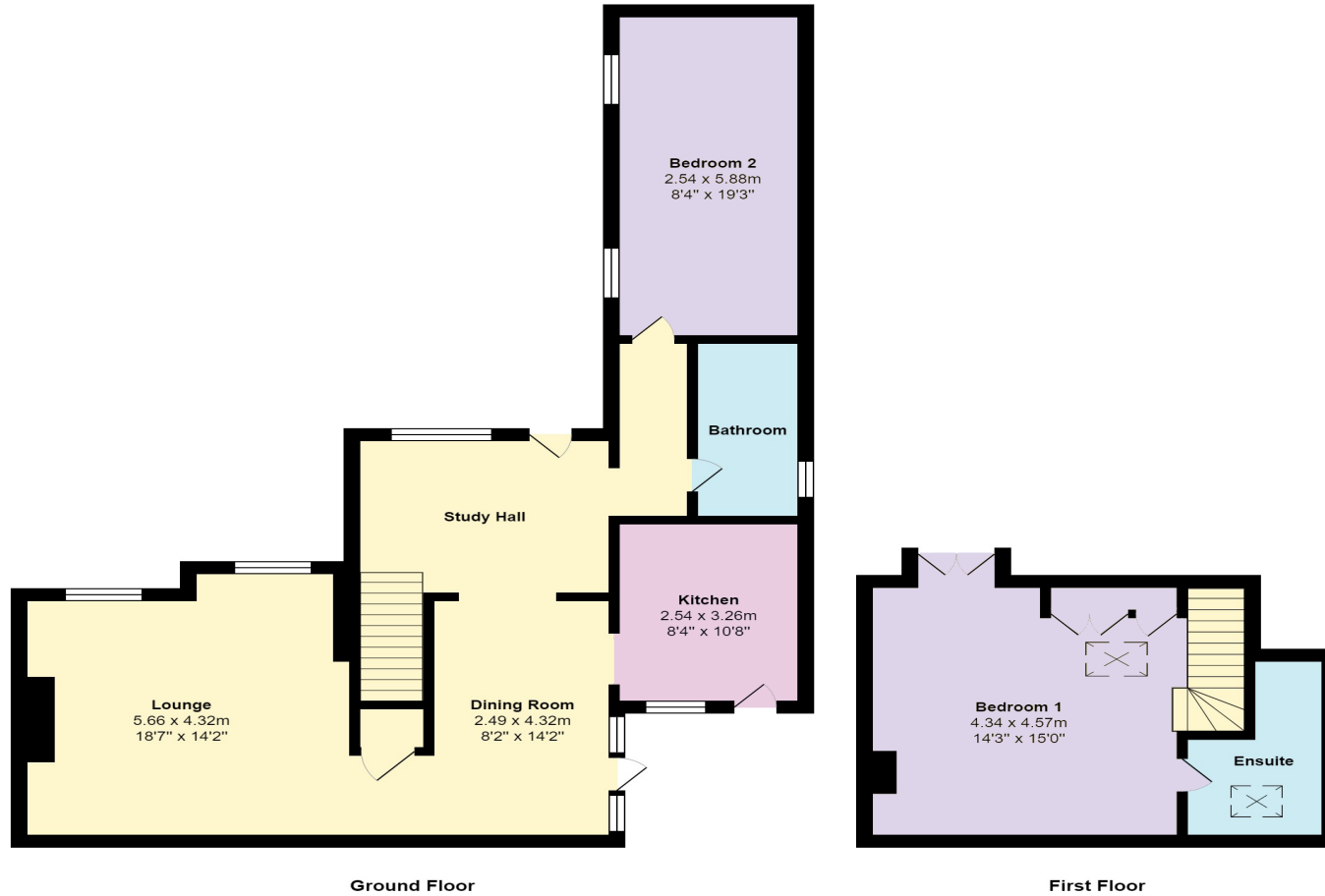
To the first floor is a master bedroom with Juliette balcony and en suite shower room.

The property owns the majority of the forecourt and has ample parking for several vehicles along with an enclosed courtyard to the rear.

## Location Description.

The property is conveniently located as it is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools and beautiful parks. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.





**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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