



CHARWALL TOWER, 3 OTLEY ROAD HG2 £795,000



# A beautifully appointed ground floor apartment with parking.

A stunning ground floor apartment, forming part of this impressive Strayside Villa, which is perfectly placed with far reaching views over the Harrogate Stray.

Boasting stylish and contemporary interior throughout, whilst retaining much of its original charm and character with high ceilings, feature fireplace and ceiling roses. This apartment is a perfect example of town centre living at its finest.

Located in a popular and sought after position in the heart of Harrogate and within striking distance of the town centre, highly regarded schools, a wide range of amenities, cafes and restaurants and excellent transport links.

The apartment is accessed via its own private entrance and upon entry is the vestibule with original Victorian tiled flooring and double doors opening into a warm and welcoming entrance hall, boasting an abundance of original character. W/C.



**Tenure**  
Leasehold

**Local Authority**  
Harrogate borough council

**Council Tax Band**  
Band F

**EPC Rating**  
Band D





## Property Description.

To the left of the hallway is a beautifully appointed formal sitting room with dual aspect floor to ceiling arched windows, stray views, marble antique feature fire surround and log burning stove.

To the right of the hallway is a formal dining room again with large bay arched windows and stray views. The dining room leads through to the modern breakfast kitchen with shaker style cabinetry, island unit and integrated appliances.

To the rear of the property are two double bedrooms both with built in wardrobes and en suite bathrooms – one benefits from both a shower and bath.

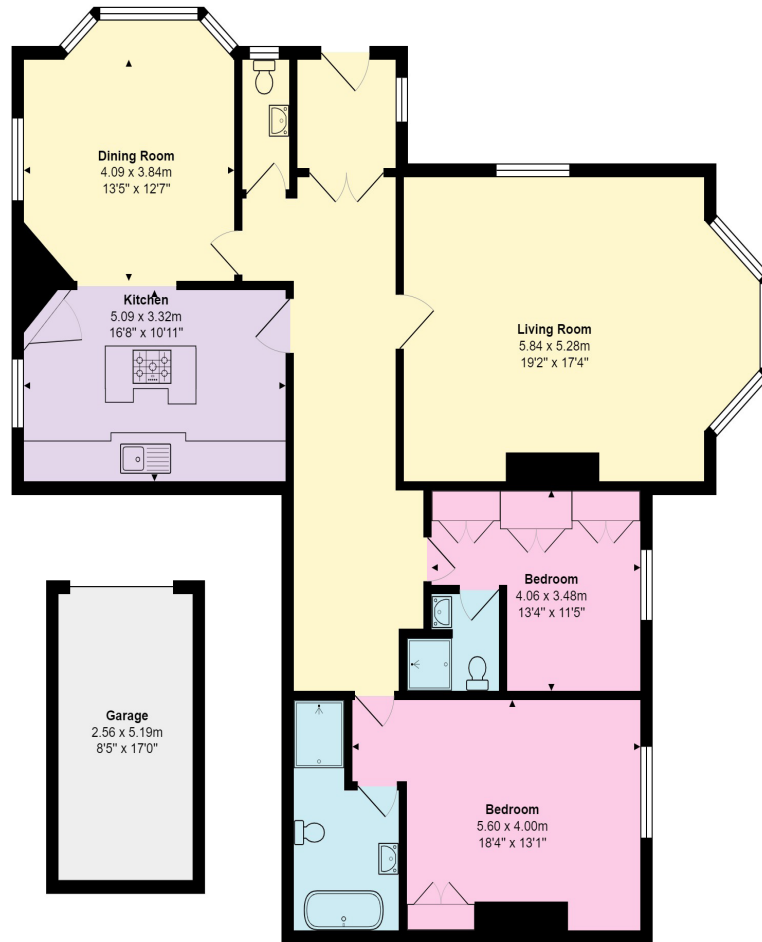
Outside the property benefits from one off street private parking space and single garage.



## Location description.

Flat 1, Charwall Tower is situated in a prime location in Harrogate adjacent to the Stray, it is in walking distance of 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 state schools, beautiful parks and the famous Bettys Cafe Tea Room. 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.





Area = 154.60 sq m / 1,684 sq ft

Garage = 14.56 sq m / 146 ft

All measurements are approximate and for display purposes only

**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 June 2023. Photographs and videos dated June 2023.

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