



THE OLD COURT HOUSE, HARROGATE

GUIDE PRICE £950,000

NORTH
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A stunning townhouse in the heart of Harrogate.

An outstanding town house in the heart of Harrogate. EARLY VIEWING STRONGLY RECOMMENDED.

'The Old Court House' Raglan Chambers is a phenomenal and striking period building perfectly placed in the town centre, offering fantastic charm and character throughout with a modern twist. Having undergone a full programme of renovations with no stone left unturned, this beautiful town house has been finished to the highest of standards boasting an outstanding quality of fixtures and fittings and stylish interior décor throughout.

Situated in the heart of the town centre, this unique town house offers versatile living for a variety of buyers.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
E

EPC Rating
D







Upon entering this home you are greeted with a welcoming hall with tiled flooring, the original sweeping stone staircase from 1885 and w/c. This leads us through into an elegant sitting room - decorated in a bold colour with solid wood flooring and bespoke walled panelling to create the most stunning room, a newly fitted fireplace adds the ambience. To the rear of the ground floor is an impressive open plan dining kitchen/ sitting room, central island, bespoke shaker units, silestone worktops and integral appliances. This incredible space is perfect for entertaining friends and family and offers ample room for a six-seater dining table. A set of french doors lead out to your private rear garden. Leading off the kitchen is a fully fitted utility room.

To the first floor is a generous landing – a perfect home office/ reading space and a place to enjoy the view. There are three fantastic double bedrooms all benefiting from modern fully fitted en suite shower/ bathrooms. *Electric underfloor heating in all bathrooms.

Outside to the front is a newly laid resin pathway that also continues round to the rear. Private parking for two cars and access into the private rear garden with patio seating along with a newly installed contemporary office with store room.

This stylish and contemporary home is truly unique and offers a fantastic 'café culture lifestyle'.

Services

Mains gas, electric and water are connected.



Location

Town House No.2 is situated in a prime location in the 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, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.





Total Area: 158.5 m² ... 1706 ft²

All measurements are approximate and for display purposes only

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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 January 2024. Photographs and videos dated January 2024.

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