



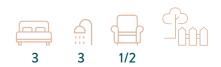
THE OLD COURT HOUSE, HARROGATE GUIDE PRICE £950,000

A stunning townhouse in the heart of Harrogate.

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



TenureLocal AuthorityFreeholdHarrogate Council

Council Tax Band E

and EPC Rating



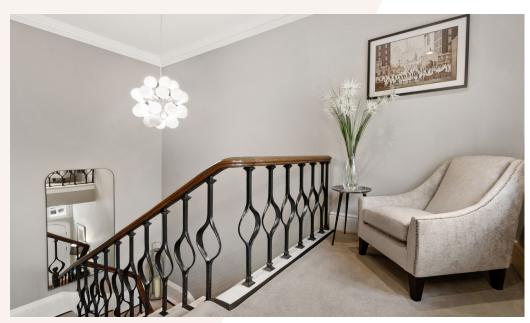


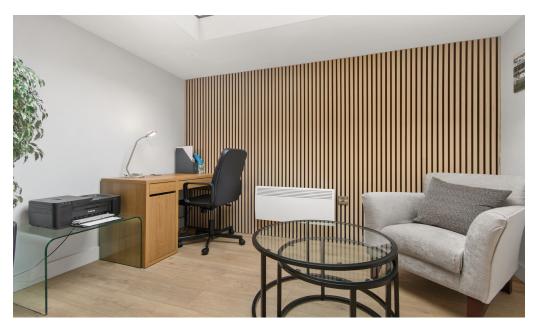
01423 53 00 88 northresidential.co.uk













01423 53 00 88 northresidential.co.uk

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, sileston 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.





01423 53 00 88 northresidential.co.uk

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

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, solar of its associations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, solar only. 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or consent has been obtained. A buyer must find out by inspection or in other ways that these matters





have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk. Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 UT.

