



THE OLD COURT HOUSE

GUIDE PRICE £1,100,000

NORTH
RESIDENTIAL

A truly stunning townhouse ideally situated in the centre of Harrogate.

3 The Old Court House is an exceptional and visually striking period property, ideally located in the heart of the town centre.

This remarkable residence exudes timeless charm and character, seamlessly combined with contemporary elegance. Meticulously renovated to the highest standards, no detail has been overlooked.

The property boasts an exquisite selection of premium fixtures and fittings, complemented by sophisticated interior décor throughout including new carpets, offering a truly luxurious living experience. This unique town house offers versatile living and will appeal to a range of buyers.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	North Yorkshire Country Council	Band E	C



Property Description

Upon entering this home, you are greeted with a welcoming entrance hallway. Immediately on your left is the elegant formal sitting room.

The hallway then leads seamlessly into the cosy yet contemporary sitting/dining room, offering a perfect blend of comfort and style. French doors open to the beautifully enclosed garden, allowing natural light to flood the room and creating an ideal flow between indoor and outdoor living.

The impressive secret door kitchen, accessed through an open archway, boasts double-height ceilings that elevate the space. The striking dark cabinetry in the colour Kohl (Warm Charcoal) adds a touch of sophistication, while the expansive layout makes it an ideal setting for entertaining guests and family alike.

Conveniently positioned off the kitchen is a practical boot room with its own separate access from the side of the property. This space also includes a discreet W.C., adding to the functionality of the home.

The first floor, accessed by a fluted staircase, features two beautifully appointed bedrooms, including a luxurious master suite with electric blinds. This spacious retreat offers ample wardrobe space and an exceptional en-suite bathroom, designed to provide both comfort and privacy. The second bedroom, equally generous in size, is served by a modern and stylish house bathroom.

The property benefits from a Control 4 security system which can be controlled via a mobile device as well as the Heatmiser heating system and lights within the property.





Outside

Externally, the property is complemented by a private and serene garden, accessed through elegant double gates. The garden has been thoughtfully designed, featuring an area laid with low-maintenance artificial grass, offering a lush and inviting space year-round.

A raised stone-paved area adds an additional layer of sophistication and functionality, ideal for outdoor dining or relaxation. There is also generous parking, consisting of two secure spaces behind the electronic gates and a further two guest parking spaces on the perimeter of the property. There is also an electric vehicle charging point.

The property enjoys a prime location directly across from a picturesque green space in the centre of Harrogate, further enhancing its appeal. This expansive natural area serves as a delightful extension to the private garden.

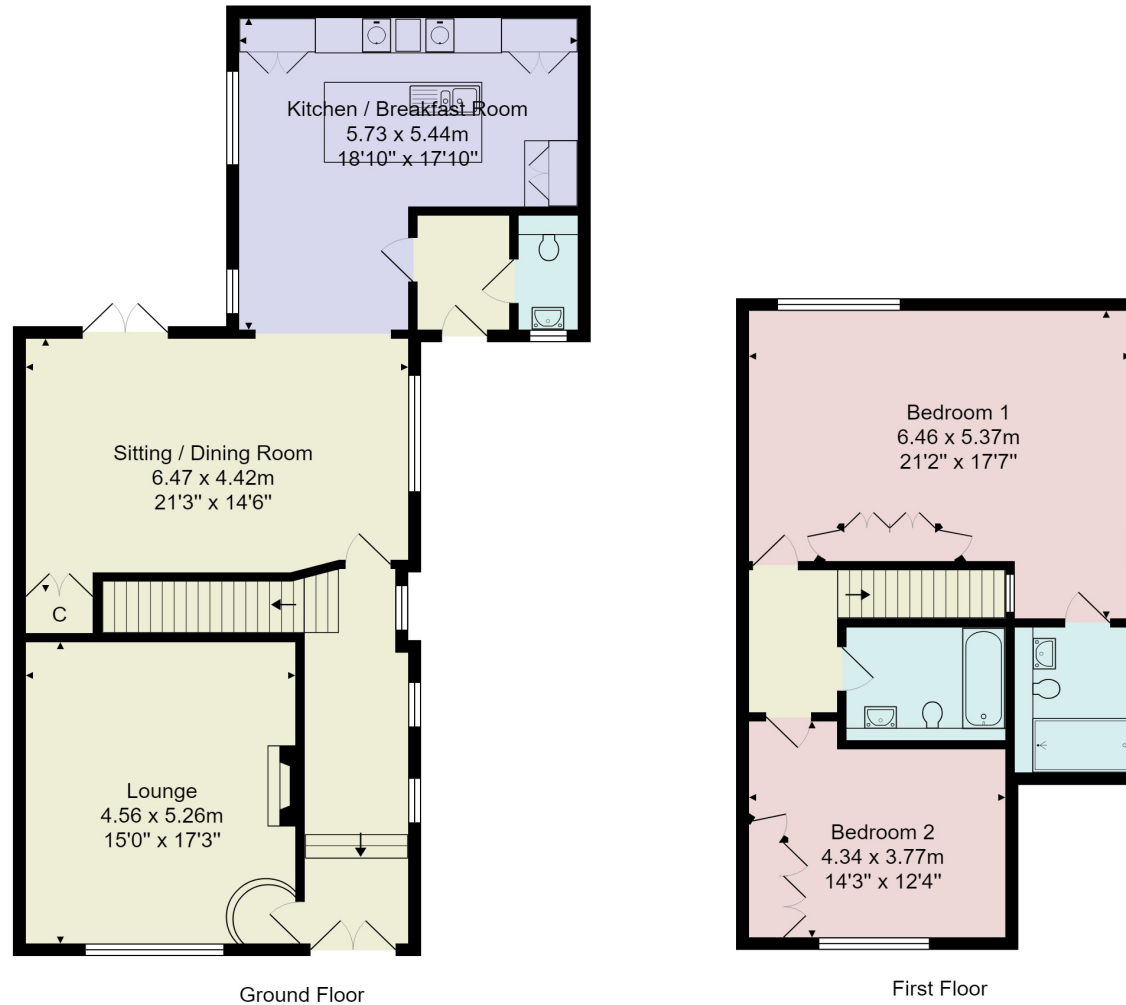
Services

We are advised that all mains' services are connected to the property. Gas fired central heating is also installed.

Location - HG1 1LT

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: 164.1 m² ... 1767 ft²

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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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 December 2024. Photographs and videos dated December 2024.

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