



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

Proceed over Station Bridge from Station Parade and cross over the roundabout into North Park Road where the Old Police Station can be found on the left hand side.



## The Old Police Station, Apartment 4 North Park Road, Harrogate

£395,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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The Old Police Station, Apartment 4 North Park Road,  
Harrogate, North Yorkshire, HG1 5DY

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**Apartment 4 at The Old Police Station is a desirable two bedroom and two bathroom ground floor apartment, which forms part of the exclusive gated town centre development, with the rare advantage of two parking spaces.**

With a private entrance hall off the main communal lobby and secure video entry for the main gate, this apartment presents impressive, stylish accommodation, fitted throughout with Oak internal doors and with gas fired central heating. A modern layout yet retaining some traditional features such as ceiling cornice and magnificent arched windows that flood the open plan living space with light. There is dark Walnut effect wooden flooring and ample natural light throughout. This room incorporates a high specification kitchen with integrated Siemens appliances, Silestone work surfaces and breakfast bar, as well as being large enough to accommodate lounging and formal dining space. The master bedroom features three sash windows to the rear overlooking the communal gardens,

boasts excellent en-suite facilities having a double ended bathtub, separate shower enclosure and heated tiled floor. The second bedroom is a well-proportioned double, and the separate shower room is ideal for guest use.

The Old Police Station is a historic period conversion conveniently located close to Harrogate's town centre and only a short walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 7.5 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
1 minutes walk



**Main Roads**  
A1M - 7.5 Miles



**Train**  
Harrogate - 0.3 Miles



**Airport**  
Leeds Bradford - 12.5 Miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band F

**Tenure**

Leasehold