



VERITY
FREARSON

APARTMENT 1 BEAULIEU COURT, 1 PARK ROAD, HARROGATE, HG2 9AZ

OFFERS OVER £850,000

APARTMENT I BEAULIEU COURT, I PARK ROAD

Harrogate, HG2 9AZ

No 1 Beaulieu Court is a stunning apartment with most generous accommodation, occupying the ground floor of this attractive Strayside villa which is purported to have been designed for the Aga Khan, which enjoys superb views over the adjoining Harrogate Stray.

This luxurious apartment provides generous accommodation which has a light and airy feel, whilst retaining many of the building's original features, such as decorative moulded ceilings and large feature sash windows. The accommodation comprises three bedrooms, one having en-suite facilities, two exceptional reception rooms and a large dining kitchen, with further accommodation on the lower ground floor providing a large study / hobby room, various storerooms and utility area.

Externally, the property has the advantage of a private outdoor sitting area and two allocated off-road parking spaces. This individual property occupies a delightful position overlooking the famous Harrogate Stray.

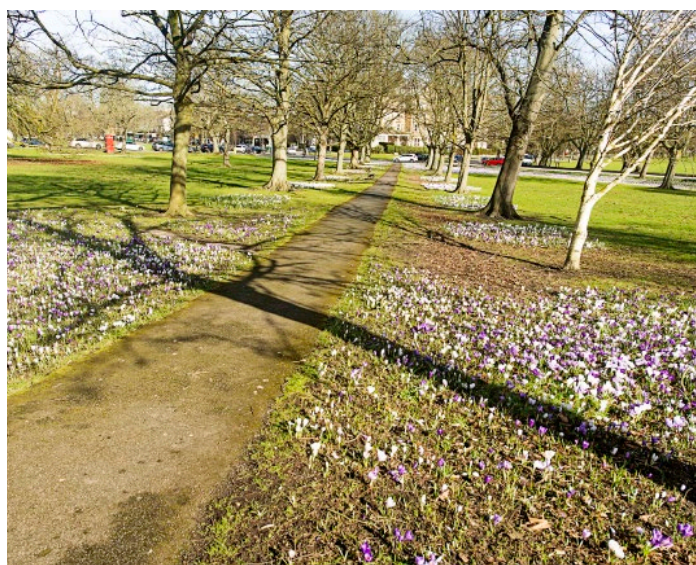
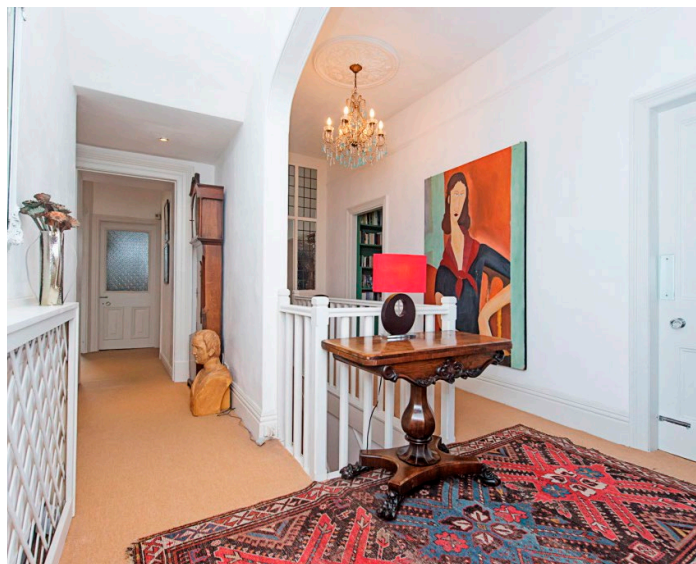


Reception Hall · 2 Reception Rooms · Dining Kitchen · 3 Bedroom · En-Suite Bathroom · House Bathroom

Lower-Ground-Floor Study · Storerooms · Hobby Room · Cloakroom

2 Allocated Parking Spaces · Private Sitting Areas







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With central heating radiator, store and boiler rooms.

SITTING ROOM

An exceptional and very large reception room with bay window to front overlooking the adjoining Harrogate Stray. Attractive fireplace with inset living-flame gas and two central heating radiators.

DINING ROOM

Further spacious reception room with windows to two sides, two central heating radiators and attractive fireplace with inset electric fire.

DINING KITCHEN

With a range of wall and base units and work surfaces having inset double stainless-steel sink. Travertine and marble tiling to floor. Dual-fuel four-oven Aga with extractor hood above, plumbing for dishwasher and space for fridge / freezer. Windows to rear and side with fantastic views towards West Park Stray.

REAR PORCH

A useful storage area giving access to the rear of the building.

BEDROOM 1

With bay window to side and two central heating radiators. Fitted wardrobes, cupboards and shelving.

EN-SUITE BATHROOM

White suite comprising low-level WC, washbasin and bath with shower above. Windows to rear and side and heated towel rail.

BEDROOM 2

Window to side and central heating radiator.

BEDROOM 3

Window to side, central heating radiator and fitted wardrobes, cupboards and shelving.

HOUSE BATHROOM

Modern white suite comprising low-level WC, washbasin, bidet and walk-in shower. Travertine and marble tiling to walls and floor, heated towel rail and window to rear.

LOWER GROUND FLOOR STUDY / HOBBY ROOM

A spacious room with windows to front and side, parquet floor, two central heating radiators and fitted gas fire. Large storeroom.

CLOAKROOM

WC and washbasin. Window to side.

UTILITY ROOM

With plumbing for washing machine.

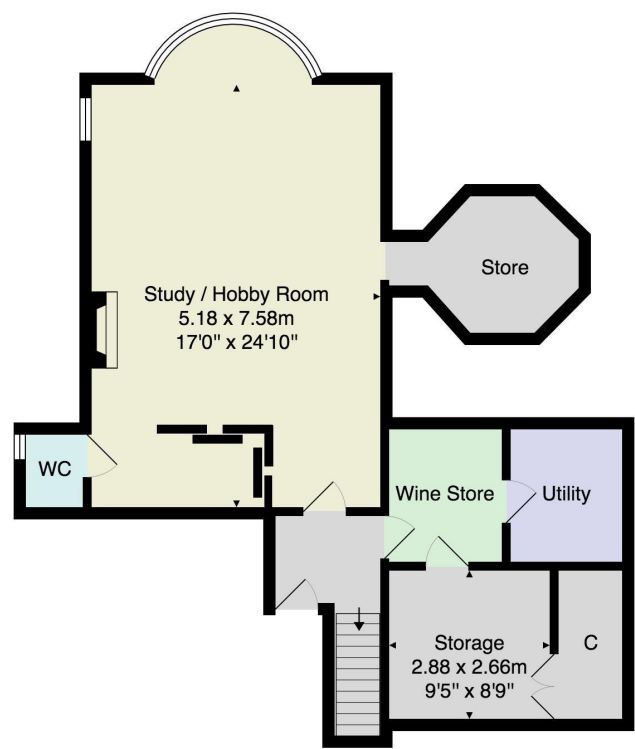
VARIOUS STOREROOMS

With built-in cupboards.

FLOOR PLAN



Ground Floor



Lower Ground Floor

Outside

Two allocated parking spaces and a private outdoor sitting area.

Directions

The property is situated on the head of the Stray, in this prime Harrogate position. To access the property by car, simply head along Otley Road from the Prince of Wales roundabout and take the first left turning onto Trinity Road. Park Road will be seen on the right-hand side.

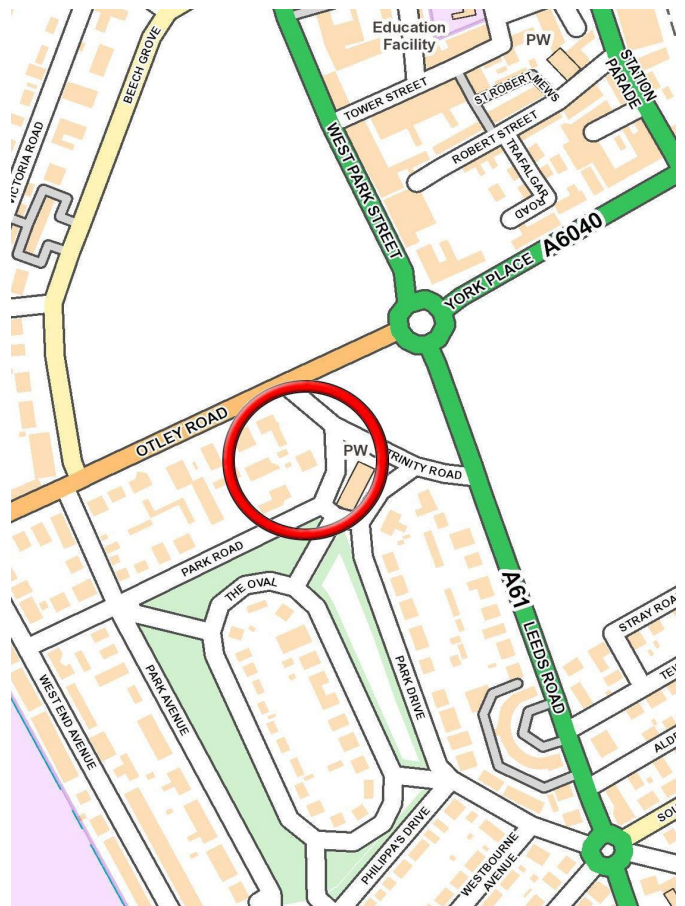
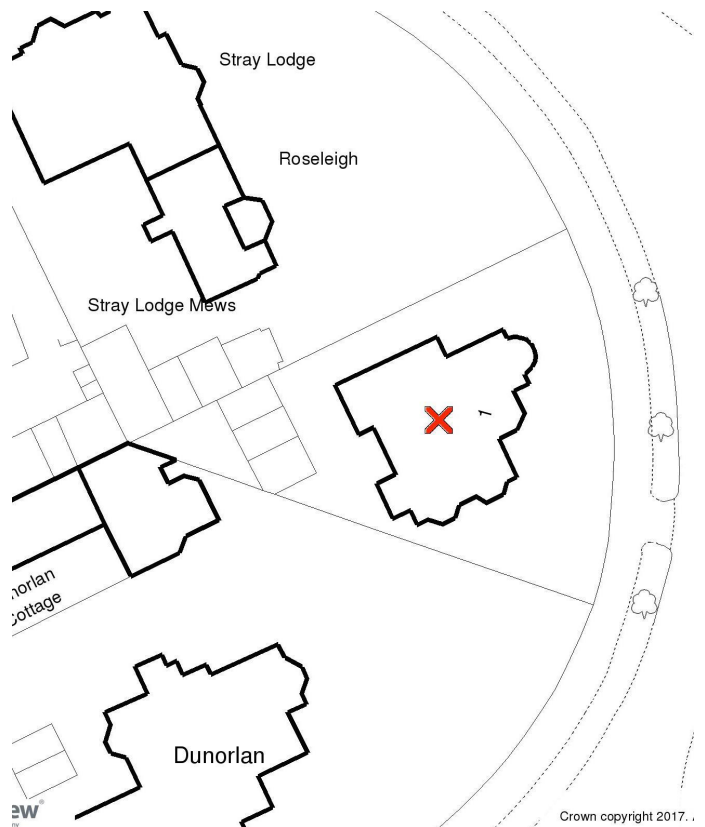
Services

All mains connected

Tenure

Leasehold

Council Tax Band: G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	62

Harrogate

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