



32 QUEENS GATE
Harrogate

Carter Jonas

32 QUEENS GATE, HARROGATE, HG1 5RQ

A WELL PRESENTED 3/4 BEDROOM MODERN TOWNHOUSE, OFFERING LIGHT AND FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITHIN AN EXCLUSIVE AND AWARD WINNING DEVELOPMENT IN THE HEART OF HARROGATE. THE PROPERTY OCCUPIES AN ATTRACTIVE POSITION OVERLOOKING THE COMMUNAL GARDENS.

Queens Gate is a highly regarded development, ideally positioned just a brief level walk from Harrogate town centre, the Stray, the railway and bus stations, providing excellent connections to Leeds, York, London and Edinburgh. Road access is equally convenient, with the A1(M) approximately eight miles to the east and Leeds Bradford International Airport around 13 miles to the south west. The property is offered for sale with no onward chain.

Fronted by a block paved parking space leading to the integral garage, the property opens into a welcoming reception hall, complete with a ground floor shower room and internal access to the garage, there is also a useful separate utility room to the front of the house.

The hallway leads through to a versatile reception room, ideal for use as a home office, snug or additional ground floor bedroom, featuring French doors opening onto the enclosed landscaped rear patio garden.

Stairs rise to the first floor landing giving access to a full width dining kitchen overlooking the rear garden a cloakroom W/C and airing cupboard and the bright full width sitting room with two sets of French doors to the lovely south west facing balcony which overlooks the communal gardens.

The second floor landing provides access to the part boarded loft with a hatch and ladder, the principal bedroom including fitted wardrobes and an en suite shower room. The second double bedroom at the rear of the property has direct access to the main house bathroom and the top floor is completed by a further single bedroom which is currently used as a dressing room.



To the front, the block paved parking drive provides access to the garage. To the rear is a beautiful, enclosed York stone patio garden which has been landscaped including pretty box hedging, offering year round colour and an ideal setting for outdoor dining and entertaining. There is also a communal pathway around the perimeter of the gardens so that any garden waste need not be taken through the house.

ADDITIONAL INFORMATION

Agents Note: Offered with no onward chain.

Tenure: We are advised that the property is freehold with a small annual service charge towards the upkeep of the communal areas and gardens.

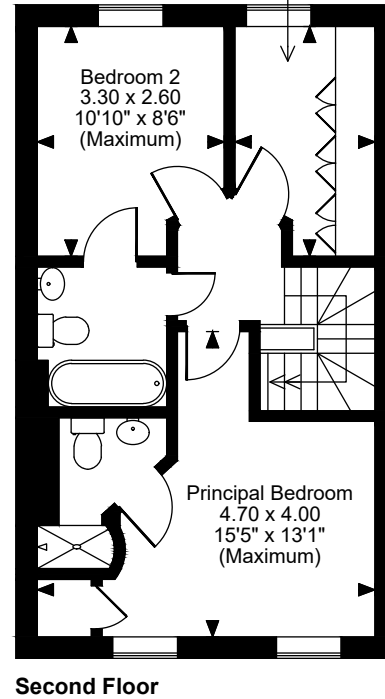
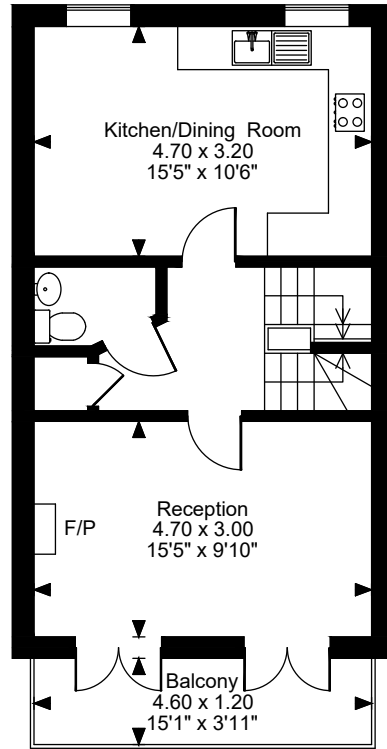
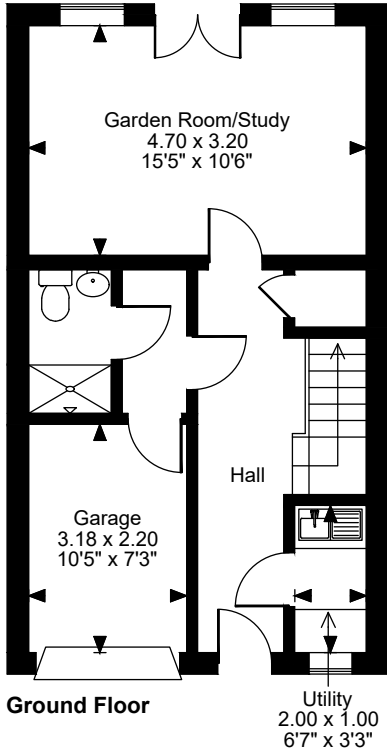
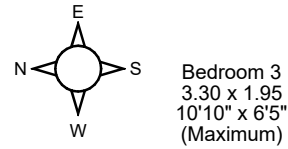
Services: We are advised that all mains services are installed.

Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG1 5RQ: Leaving the town centre east on Station Avenue past the Odeon cinema into North Park Road where the arched entrance is on the right about 50 yards after Queen Parade.



32 Queens Gate, Harrogate
Approximate Gross Internal Area
Main House = 1,199 sq ft / 111 sq m
Garage = 75 sq ft / 7 sq m
Total = 1,274 sq ft / 118 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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