



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	70	53	65

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



### Viewing arrangements

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

### Directions

Proceed into Royal Parade, past the Crown Hotel. Continue into Cornwall Road, past the Valley Gardens, where the property can be found on the right hand side.



Richmond House, 56 Cornwall Road, Harrogate

Price guide £1,100,000

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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ESTATE AGENT GUIDE  
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SALES & LETTINGS

Richmond House, 56 Cornwall Road, Harrogate, North Yorkshire, HG1 2PP

 4  5  3

- A most desirable 5 bedroom Edwardian detached residence having been cleverly extended and tastefully renovated, standing in mature gardens on the sought after Duchy estate.

With gas fired central heating the property with almost 2500 square feet of accommodation comprises in brief entrance porch, main reception hall with solid oak wooden floors and Delph rack. Cloaks/Wc. Double bay fronted drawing room with a door to the front gardens, attractive stone fireplace, recessed solid fuel burning stove, moulded walls and ceiling cornice. Dining room, sitting room with a rustic brick fireplace and recessed stove. Hand built breakfast kitchen with a feature lantern roof light. Dark granite work surfaces, limestone tiled floors, recessed range cooker and integrated appliances. French doors leading out onto a rear decked sun terrace. Utility room. First floor landing, master bedroom one with hand built fitted wardrobes and en-suite, four further bedrooms, house bathroom and a separate

shower room. There is scope to create further bedroom/bathroom accommodation in the open roof space.

Double wrought iron gates leading down a side drive. Mature front and rear lawned gardens with stocked, shaped running borders. Rear raised knot garden and a timber built storage shed. Elevated decked sun terrace. There is planning consent to erect a single garage and garden store at the end of the drive.

The Duchy estate is a highly desirable residential area on the edge of Harrogate's town centre which boasts many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. For the golf fanatic, Oakdale Golf club is only a three minute drive away. Local schooling is renowned for having excellent standards for all ages. Transport links are most accessible with the train line running to the main stations at York and Leeds as well as a direct train to London. The A1M linking into the national motorway network is only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
8 minute walk



**Main Roads**  
A1(M) 8.6 miles



**Train**  
Harrogate 1.1 miles



**Airport**  
Leeds Bradford 13.4 miles

**Fixtures & fittings**

All carpets, curtains, blinds and light fittings may be acquired by separate negotiation.

**Services**

All mains services are connected. The property has a gas fired central heating system.

**Rating Authority**

Harrogate Borough Council Tax Band G

**Tenure**

Freehold