

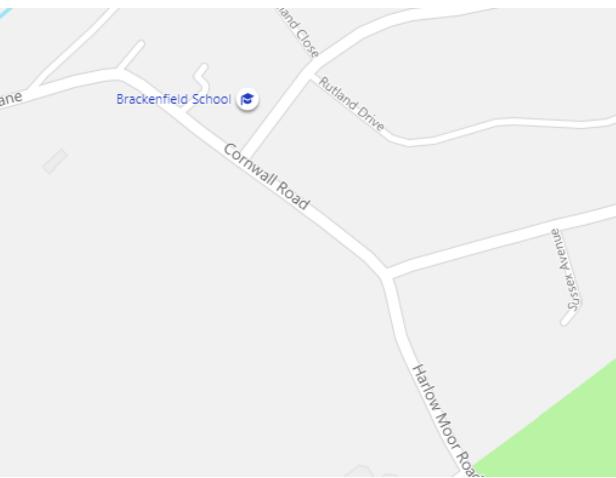
Sussex Court, Cornwall Road, Harrogate, HG1

APPROX. GROSS INTERNAL FLOOR AREA 4869 SQ FT 452.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing arrangements

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

Directions

Proceed up Cornwall Road past the Valley gardens turning left into Sussex Avenue where Gledhow House can be found on the left hand side.



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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Zoopla.co.uk

onTheMarket.com

rightmove

PrimeLocation.com

Gledhow House, Sussex Avenue, Harrogate

£1,150,000

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'Gledhow House' is a stunning 5 bedroom detached residence revealing light and airy accommodation over two floors, with spacious rooms, a high specification throughout, huge lower ground floor garage complex with an electric roller door, forming part of the highly regarded 'Sussex Court' development located on the Duchy Estate next to the Valley Gardens.

With UPVC double glazing and gas fired central heating the property comprises in brief. Entrance vestibule, spacious main reception hall with porcelain tiled floors, guest wc and a staircase leading down to the lower ground floor garaging. Main sitting room, family room, impressive open plan living kitchen with a range of kitchen units, integrated appliances and dark granite work surfaces over. Central island unit. Opening to the dining area/snug with porcelain tiled floors and by folding doors leading out onto the rear gardens. Utility room. First floor landing, master bedroom one with dressing room and en-suite shower. Guest bedroom two with dressing room and en-suite shower. Two further bedrooms and a house bathroom with a separate walk in shower. Second floor landing with a fifth bedroom or media/cinema room and a study.

Outside there is a side gravelled driveway leading to the large 3/4 car garage with an electric door. Rear decked sun terrace leading to private good-sized enclosed lawned gardens.

Harrogate attracts a wide and varied dynamic having so many desirable attributes. With its central 200 acre Stray Parkland and award winning public gardens at RHS Harlow Carr and Valley Gardens, the town is abundant with natural beauty. The gateway to the magnificent Yorkshire Dales is on the doorstep making the area most appealing for those who have a love of the countryside. Local schooling is exceptional for all ages and includes some of the highest-performing secondary schools in North Yorkshire. The Duchy Estate is a top location for some of Harrogates best private schools including Brackenfield and Harrogate Ladies College which are both within short walking distance. Fashion is a prominent aspect of the local lifestyle which is well supported by the thriving high street shops and independent boutiques. The town is also renowned for being the home of the National Conference Centre which hosts an array of exhibitions throughout the year. The wide variety of fine cafes, restaurants and bars generates a fantastic social atmosphere, and with a choice of golf clubs and leisure facilities, the active lifestyle can be at a pace to suit all. Transport links to Harrogate are excellent making it an ideal commuter town. The central train station runs regular services to the main hubs at York and Leeds which provide fast connections to Londons Kings Cross. The A1M is a mere eight miles away which links into the national motorway network, and Leeds Bradford International Airport is only a twenty minute drive.



Bus
5 minutes walk



Main Roads
A1M 9 miles



Train
Harrogate 1.1 miles



Airport
Leeds/Bradford 12.2 miles

Fixtures & fittings
The property is being sold as seen.

Services
All mains services are connected. NHBC will issue their 10 year warranty certificate on completion of the home.

Rating Authority
Harrogate Borough Council Tax Band TBC

Tenure
Freehold