

## 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.

Copyright nichecom.co.uk 2019 Produced for Myrings REF : 563529



### 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.

Gledhow House, Sussex Avenue, Harrogate

£1,150,000

MYRINGS

Harrogate's Leading Family Estate Agent



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

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.



Gledhow House, Sussex Avenue, Harrogate, North Yorkshire, HG1 2NZ

 4  5  3

'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