



Melbourne Lodge 19 Queen Parade Harrogate

£1,350,000



Melbourne Lodge, 19 Queen Parade, Harrogate, North Yorkshire, HG1 5PP

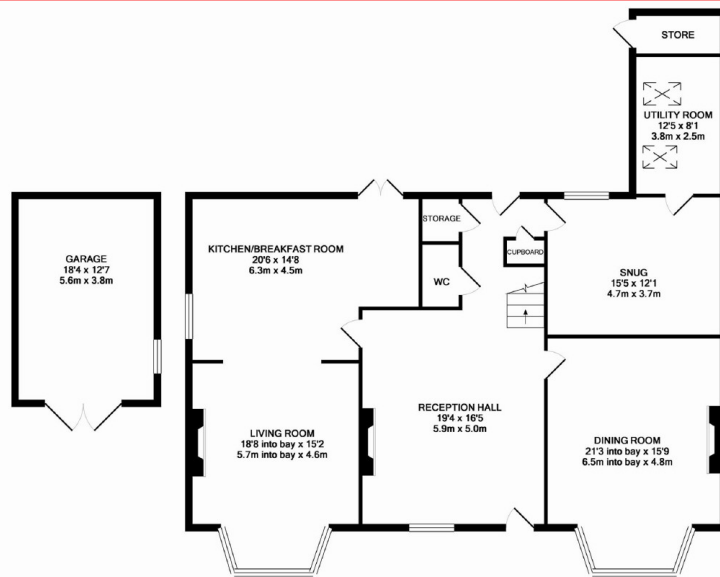
A handsome six bedroom double fronted Victorian town house exquisitely renovated over three floors standing in private walled gardens situated in one of Harrogate's most favoured addresses.

An exceptional property renovated completely in 2009 the house offers an appealing mix of period character with fine period features including plaster cornicing and ceiling decoration, fine ceiling roses and panelled doors, coupled with the comfort and conveniences of modern living.

The entrance door opens into a imposing and most welcoming living reception hall with recently installed fine solid Oak flooring and open fireplace. Cloaks cupboards and Wc. Two beautifully proportioned bay fronted reception rooms to either side, both boasting feature fireplaces with Limestone chimney pieces, and decorative plaster cornicing and ceiling and wall plastering, as well as superb exposed Oak flooring. Hand built breakfast kitchen with bespoke hand painted units, white granite work tops, island unit and a range of quality integrated appliances. French doors opening to the gardens. In addition there is a snug/family room, utility room. The elegant staircase rises to the first floor. At first floor level off the generous landing. Master bedroom suite, enjoying views along the tree lined road, and benefiting from a walk-in-fully fitted dressing room and excellent en-suite shower room. In addition are three further double bedrooms and a house bathroom with a walk in shower and free standing bath. Second floor landing with bedrooms five and six, both with wardrobes and access points to roof space storage. Bathroom with a shower stall and free standing bath.

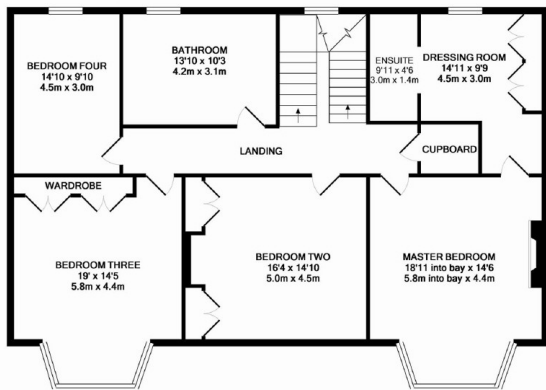
19 Queen Parade enjoys a prestigious address within a level walk of Harrogate town centre, and close to The Stray, a famous area of 200 acres of open space. Harrogate is well known for its wide variety of shops, restaurants, cultural and leisure facilities and the house is also convenient for Harrogate railway station which has direct links with Leeds and York mainline stations, with their regular high speed services to London and Edinburgh. There are also a number of highly regarded schools within the town. The thriving commercial centre of Leeds lies approximately 15 miles to the south, the Cathedral city of Ripon is about 12 miles away and the historic city of York is 22 miles to the east. Harrogate is well located for access to the A1(M) with its links to the national motorway network. Regular domestic and international flights are available from Leeds Bradford Airport situated approximately 8 miles away.



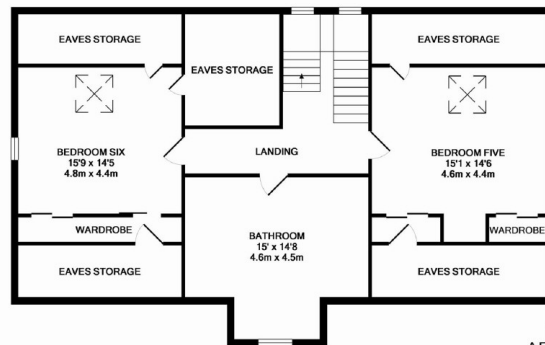


TOTAL APPROX. FLOOR AREA 4520 SQ.FT. (419.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
1820 SQ.FT.
(169.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
1455 SQ.FT.
(135.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA
1245 SQ.FT.
(115.7 SQ.M.)



DIRECTIONS

Proceed down York Place from the Prince of Wales Mansions roundabout, with the Stray Parkland on the right hand side. Turn left into Queen Parade, where number 19 can be found on the right hand side.

TENURE

Freehold

FIXTURE & FITTINGS

All high quality carpets, curtains, blinds and light fittings are to be negotiated separately.

SERVICES

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

RATING AUTHORITY

Harrogate Borough Council (H)

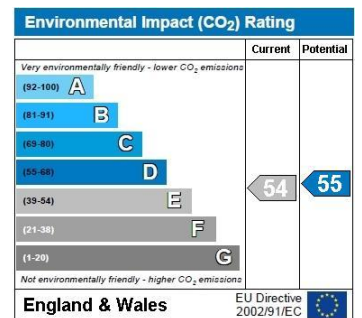
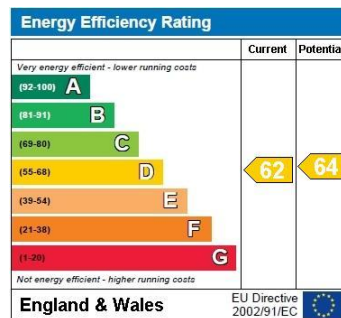


INDEPENDENT MORTGAGE ADVICE

To help save you time and money Myrings Estate Agents is an introducer to Peace of Mind Financial Solutions Limited, which is an appointed representative of Personal Touch Financial Services Limited, who will be able to search the whole of the market for you, authorised and regulated by the Financial Services Authority. Our mortgage Adviser Dominic Robertshaw can be contacted on: 01423 566400.

INDEPENDENT SURVEY ADVICE

It is of course essential to have the property professionally surveyed. We are pleased to recommend Connells Survey & Valuation so that once you have agreed to purchase a property you can receive first class advice on its condition. To take advantage of this service please contact the office on 01423 566400 to make an appointment with Steven Whiteley MRICS Surveyor.



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