



CLARO HOUSE
North Park Road, Harrogate

Carter Jonas

CLARO HOUSE, NORTH PARK ROAD, HARROGATE HG1 5DY

A LOVELY GRADE II LISTED DOUBLE FRONTED TOWNHOUSE PROVIDING SUPERBLY APPOINTED ACCOMMODATION OF STYLE AND CHARACTER, FORMING PART OF AN EXCLUSIVE NEW DEVELOPMENT AND OCCUPYING A VERY SOUGHT AFTER POSITION, CLOSE TO THE STRAY AND WITHIN A SHORT WALK OF CENTRAL HARROGATE.

Reception hall • Cloakroom • Sitting room • Dining room/snug • Breakfast kitchen • Utility room • Useful cellar with power and light • Principal bedroom with an en suite shower room • Guest bedroom with an en suite shower room • Third Bedroom • House bathroom • Study/office • Partially boarded loft with power and light • Two secure parking spaces Electric gates with CCTV security camera • Lovely south and west facing garden • EPC rating C

Claro House occupies an extremely convenient position on North Park Road in one of Harrogate's most sought after residential areas. The town centre is literally within a few minutes walk and offers an excellent range of facilities including quality and varied shops, restaurants and recreational facilities. For the commuter, there is easy access to the business centres of Leeds Bradford and York, the A1(M) is within 8 miles to the east and Leeds/Bradford International Airport 11 miles to the south west. In addition, the railway station in the town centre provides frequent services throughout the day to both Leeds and York, both cities interconnect with mainline services to London's Kings Cross.

Claro House is a handsome double fronted townhouse, forming part of the former Grade II Listed Police Station which was designed in 1927 by the West Riding County Architect, Percy Oates Platts. The recognisable, historical "Queen Anne Revival" style building was built for the Claro Division of Police and the force occupied the premises until March 1930. With its impressive façade, the building has an architectural formality and gravitas befitting of its former purpose.



Now sympathetically restored, the accommodation includes an entrance hall, cloakroom, sitting room with splayed bay window to the front, dining room/snug and a breakfast kitchen, again with a splayed bay window to the front. There is a utility room with a door leading outside. On the first floor there is a study/office, an impressive principal bedroom with a contemporary en suite shower room, guest bedroom with an en suite shower room, third bedroom and a house bathroom. On the lower ground floor there is a basement with light and power.

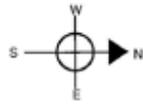
Outside, the house is approached by electronically controlled wrought iron gates, which lead to the private parking for the property. The property has a south west facing garden laid to lawn with landscaping, enclosed with wrought iron railings and lockable pedestrian gate.

ADDITIONAL INFORMATION

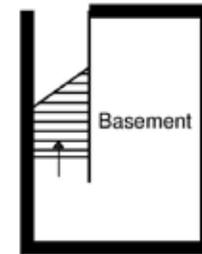
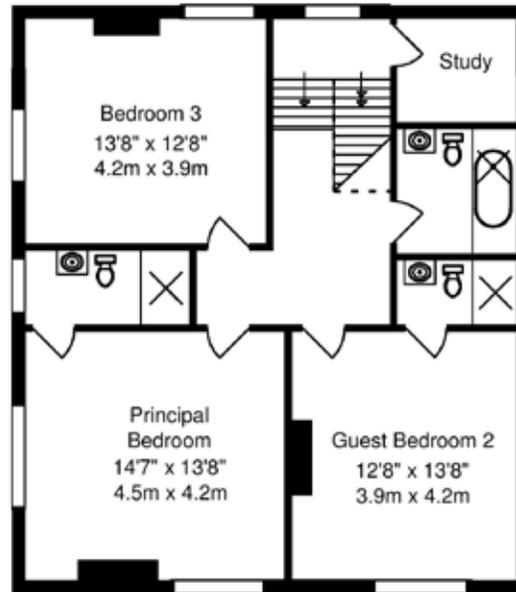
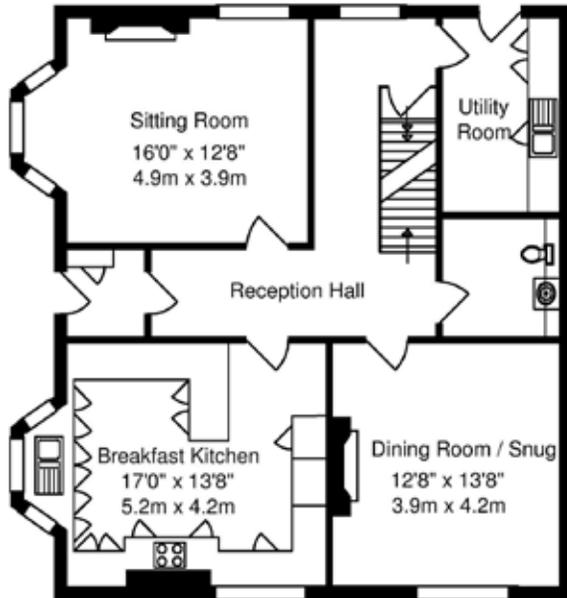
Tenure We are advised that the property is freehold and vacant possession will be given on legal completion. There is an annual house apportionment of £600 to the Management Company - The Old Police Station (Harrogate) Limited.

Viewing Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.
VIEWING HIGHLY RECOMMENDED

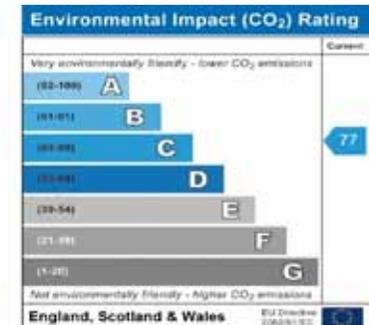
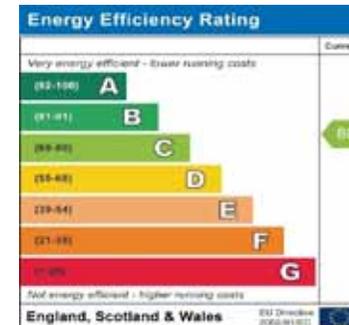




Claro House, North Park Road, Harrogate
 Approximate Gross Internal Area
 178 sq.m (1,917 sq.ft)



For Illustrative Purposes Only - Not To Scale
 All Doors, Windows & Fixture Locations Are Approximate Only
 - - - Denotes Reduced Head height



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Offices throughout the UK



IMPORTANT INFORMATION

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