



**23 THE OLD POLICE STATION**  
Harrogate

**Carter Jonas**

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## **23 THE OLD POLICE STATION, NORTH PARK ROAD, HARROGATE, HG1 5DY**

**A CONTEMPORARY ARCHITECTURALLY DESIGNED 4 BEDROOM TOWNHOUSE WHICH BENEFITS FROM A FIRST FLOOR BALCONY AND PRIVATE LANDSCAPED REAR GARDEN, SITUATED WITHIN THE OLD POLICE STATION DEVELOPMENT AND WITHIN A SHORT WALK OF CENTRAL HARROGATE.**

Entrance hall • Cloakroom • Study • Open plan dining kitchen • Utility room • Superb first floor sitting room with a south facing balcony • Principal bedroom with an en suite shower room • Guest bedroom • House bathroom • Two additional bedroom suites on the second floor • Single garage • Additional parking space • Private landscaped garden • Access via electric gates with CCTV security camera

23 The Old Police Station occupies a convenient position in one of Harrogate's most sought after residential areas. The town centre is 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 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 to both Leeds and York, both cities interconnect with mainline services to London's Kings Cross.

House 23 provides spacious and well appointed accommodation over three levels and includes to the ground floor an entrance hall, cloakroom, study, utility room which provides access into the single garage and a dining kitchen with French doors leading out onto the landscaped rear garden. On the first floor is a sitting room which benefits from a south facing balcony, principal bedroom with an en suite shower room, guest bedroom and a house bathroom. There are two additional bedroom suites on the second floor.



Outside, the property is approached via electronically operated wrought iron gates which lead to the private parking and in turn giving access to the single garage. To the rear of the property is a private landscaped garden.

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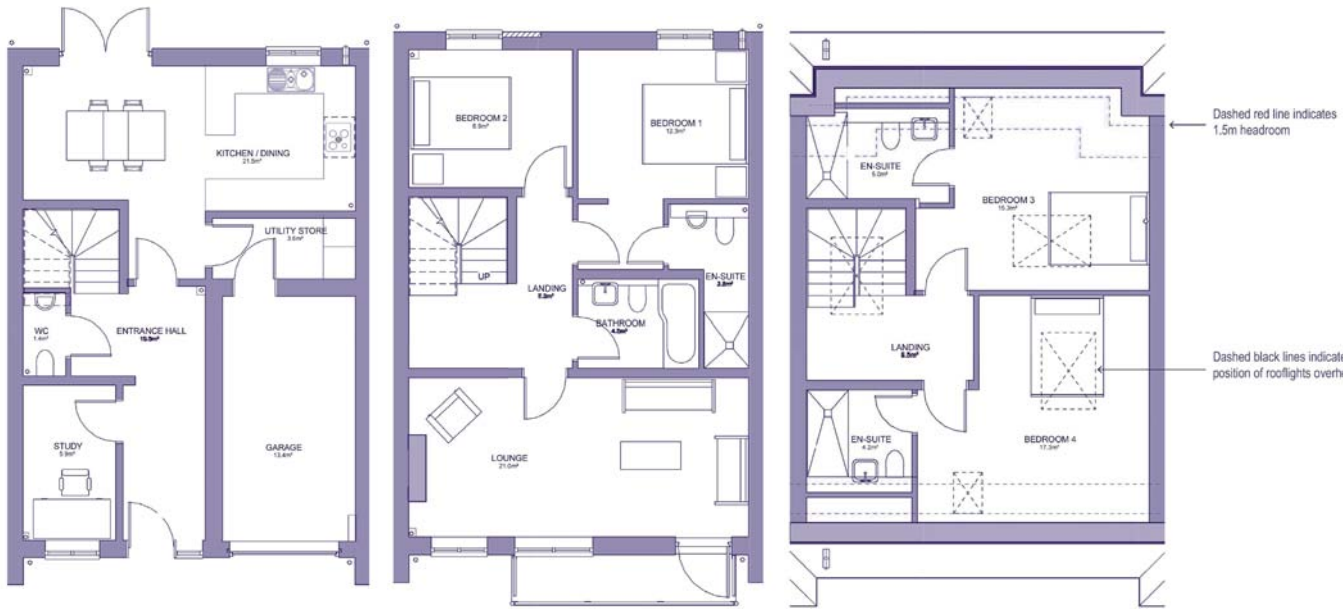
## ADDITIONAL INFORMATION

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

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**Viewing** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.  
VIEWING HIGHLY RECOMMENDED  
For further information on The Old Police Station please visit [www.theoldpolicestation-harrogate.co.uk](http://www.theoldpolicestation-harrogate.co.uk).





Ground Floor

First Floor

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		87	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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