



26 QUEENS ROAD, HARROGATE HG2



Stunning Victorian town house with period features.

Queens Lodge is a stunning and highly desirable Victorian town house, offering incredible accommodation over four floors with ample character and period features. Located on a popular tree lined avenue close to the Beech Grove Stray Parkland.

The property itself is situated in an unusually large plot for the town centre, with extensive gardens, parking and a separate 1000sqft Coach House, which could be used for family and friends as well as providing a potential rental/holiday let income.

Upon entry of this impressive home is grand and welcoming entrance hall with Victorian tiled flooring and WC/cloakroom, providing access to a fantastic drawing room with bay window, a further second reception room with log burning stove and views over the front garden and a newly fitted breakfast kitchen with integral appliances and ample room for a six seater dining table. To the rear of the kitchen is a further large reception room which would be altered to provide a larger open plan dining kitchen out to the garden, a family/TV room or a downstairs bedroom serviced by the ground floor bathroom at the end of the hallway.

To the lower ground is a further kitchen, a separate utility room and a large boiler cupboard. This entire floor could be redeveloped to create a cinema room and gym or used as the current owner does to create a fantastic and useful laundry/second kitchen.



Tenure Freehold	Local Authority Harrogate Borough Council	Council Tax Band Band G	EPC Rating E
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Property Description.

To the first floor are three large double bedrooms with period features and high ceilings. The master bedroom leads to a further large room which could be used as a nursery, dressing room or fourth bedroom, as well as a first floor house bathroom. To the second floor are three impressive double bedrooms, a further single bedroom and top floor shower room.

Outside the front is a mainly laid to lawn garden with planted pots and hedged borders creating excellent privacy. There is also ample parking down the side of the property for numerous cars.

To the rear of the property is a phenomenal west facing leafy garden, with patio seating area, planted borders, a small orchard with fruit trees and generous lawn – this incredible garden and plot is such a rare find so close to the town centre.

Coach House

To the rear of the main house is a fantastic self-contained, two-bedroom detached coach house. Comprising; entrance hall with WC and shower room, living room with french doors to a patio and a separate modern dining kitchen with Everhot cooker. The property also benefits from zoned underfloor heating throughout the ground floor. To the first floor are two generous double bedrooms serviced by a house bathroom. This Coach House is perfect for guests or family and friends, as well as earning any future buyer a profitable income via short term rentals or holiday lets.

Location

The property is situated in a prime location, just a short distance from the Beech Grove Stray and the town centre of Harrogate: a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in







Total Area: 381.6 m² ... 4107 ft²
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated November 2022. Photographs and videos dated November 2022.

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