



**9 BYRON COURT**  
Beech Grove, Harrogate

**Carter Jonas**



## 9 BYRON COURT, BEECH GROVE, HARROGATE, HG2 0LL

Town centre - 4 minutes walk  
Leeds - 17 miles  
York - 22 miles

Two resident lifts · Large open plan dining reception room · Breakfast kitchen · Two large double bedrooms  
Two bathrooms · Cloakroom and WC · Utility room  
Tandem garage · Impressive Stray views at the front and views towards Nidderdale to the rear · Sun terrace

Byron Court is one of Harrogate's most prestigious purpose built apartment blocks, occupying a sought after and convenient position on Beech Grove, overlooking West Park Stray. The town centre is literally on the doorstep and offers a wide range of shops, bars, restaurants and leisure facilities. For the commuter, there is easy access to the business centres of Leeds, Bradford and York. The railway station in the town centre is within easy walking distance (1/2 a mile) and connects with the mainline in Leeds and York – London's Kings Cross is approximately 2½ hours travelling time. Access onto the A1(M) is 9 miles to the east and Leeds/Bradford.

Available for the first time in over 30 years is this spacious 2 double bedroom apartment extending to over 1,600 sqft and positioned on the third floor (with lifts) of this well regarded and popular building on Beech Grove. The apartment, which benefits from fabulous views across The Stray to the front and far reaching rooftop views towards Nidderdale to the rear, has been well looked after during our clients ownership but could now benefit from some modernising internally. It briefly comprises a communal entrance with modern lift access and a communal 3rd floor lobby shared with one other apartment. There is a large entrance hall, cloakroom with WC, utility room, generous open plan reception room and dining room with two doors to the sun terrace, a breakfast kitchen, rear hallway to communal staircase and second modern lift.

**AN EXTREMELY SPACIOUS THIRD FLOOR LATERAL APARTMENT WITH TWO DOUBLE BEDROOMS AND A SUN TERRACE, LOCATED WITHIN THIS PRESTIGIOUS BUILDING ON THE HIGHLY SOUGHT AFTER BEECH GROVE WITH FABULOUS VIEWS AND WITHIN A SHORT WALK FROM HARROGATE TOWN CENTRE AND HAVING THE ADDED BENEFIT OF A SPACIOUS TANDEM GARAGE.**





very large principal bedroom with fitted wardrobes and Stray views, second double bedroom also with fitted wardrobes and far reaching rear views and two bathrooms in between.

The outside of the property has visitor parking, pretty communal gardens at the front of the building and the apartment has a large tandem garage at the rear with an electric door.

**Tenure:** Leasehold – Approximately 982 years remaining.

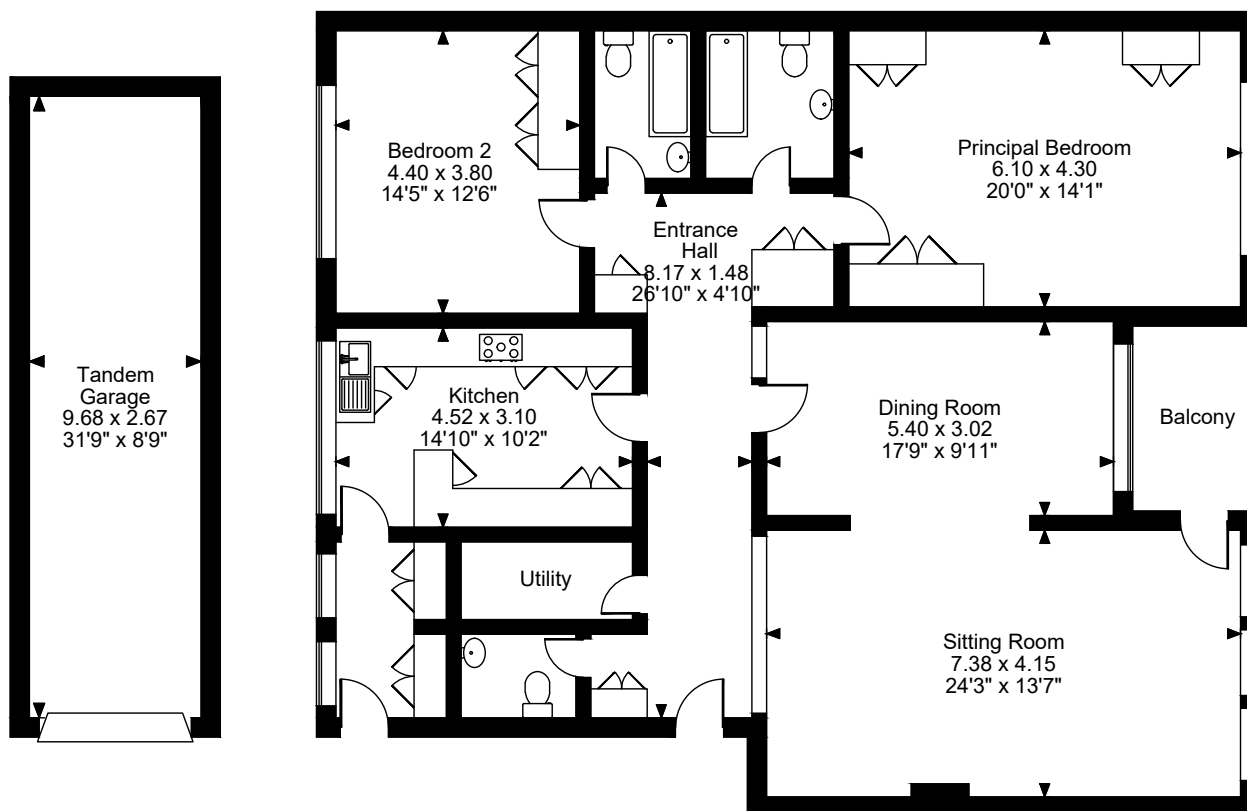
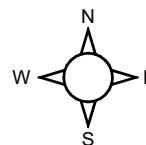
**Service Charge:** Approximately £4,850 per annum.

**Ground Rent:** £10 per annum.





**9 Byron Court, Beech Grove, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 1,646 sq ft / 153 sq m**  
**Tandem Garage = 278 Sq Ft/26 Sq M**  
**Balcony external area = 60 Sq Ft/6 Sq M**  
**Total = 1924 Sq Ft/179 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
England, Scotland & Wales		

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