



FLAT 1, ELM PARK
5 Stray Road, Harrogate

Carter Jonas

FLAT 1, ELM PARK, 5 STRAY ROAD, HARROGATE, HG2 8AR

Four double bedrooms · Study · Two bathrooms · Large sitting room · Spacious dining kitchen · Private garden · Two private allocated parking spaces · Fabulous Stray views · Level walk to town centre · Peaceful Stray side residential road · Share of Freehold · Low level cellar under apartment footprint · Period features · Grand proportions · In excess of 2000 sq ft · New roof in 2022 · No onward chain

This impressive and spacious ground floor garden apartment provides generous accommodation, comprising four double bedrooms plus a study, a sitting room and impressive dining kitchen both with large bay windows overlong the private garden and The Stray. The accommodation has the benefit of two allocated parking spaces, the attractive private garden which enjoys fabulous views towards the beautiful cherry blossom trees on The Stray and a low level (circa 5' tall) storage cellar which occupies the entire footprint of the apartment.

The apartment is well presented throughout with the additional benefit of new carpets, has been well maintained and is available with no onward chain. Rarely do such spacious apartments with a private garden become available in such a commanding position from where there are level walks across the famed 200 acre Stray into Harrogate.

Elm Park is situated in a prime central location overlooking The Stray and within walking distance of the town centre of Harrogate; a beautiful Spa town with fantastic shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys 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 Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

A VERY GENEROUS FOUR BEDROOM APARTMENT IN EXCESS OF 2,000 SQ FT OCCUPYING THE ENTIRE GROUND FLOOR OF THIS ATTRACTIVE BUILDING WITH PRIVATE GARDEN, ENJOYING THIS PRIME POSITION WITH ENVIABLE VIEWS ACROSS THE STRAY AND WITHIN A LEVEL WALK OF THE TOWN CENTRE.



ADDITIONAL INFORMATION

Tenure: Share of Freehold with a 999 year lease which commenced in April 1989.

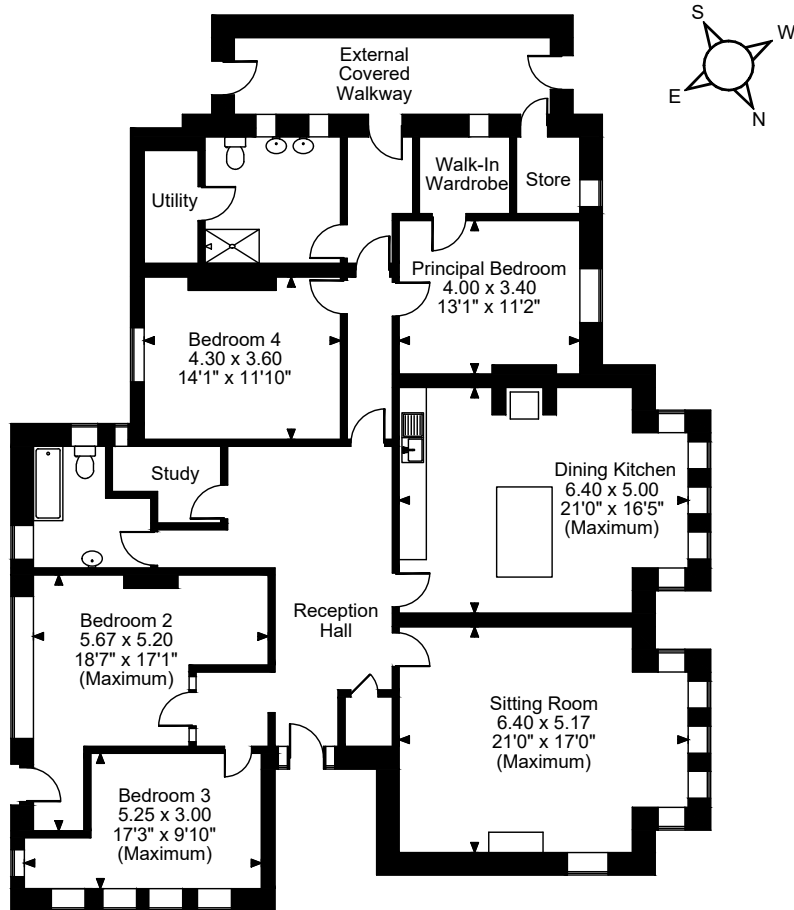
General: Building insurance for each apartment was £485.54 for 2023. Maintenance is split equally between the three apartments, each apartment pays £100 per month towards a sinking fund for building maintenance. In 2022 the entire roof of the building was replaced.

Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG2 8AR: From the Prince of Wales roundabout continue out of Harrogate on Leeds Road and take the first left onto Tewit Well Avenue. Then turn left into Stray Road and number 5 is the last building on the left hand side.



Flat 1, Elm Park, 5 Stray Road, Harrogate
Approximate Gross Internal Area
2,057 sq ft / 191 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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