



8 LANGCLIFFE AVENUE
Harrogate

Carter Jonas

8 LANGCLIFFE AVENUE, HARROGATE, HG2 8JQ

Town centre - 1 mile
Hornbeam Park Railway Station - ½ mile
Leeds - 17 miles

Detached Edwardian House • Currently 3 apartments
Simple to convert back to family house • South West facing gardens • In excess of 4,300 square feet • Four reception rooms • Potential for large family kitchen at rear • Five/six bedrooms • Driveway parking • Attractive property • Impressive period features • Popular tree-lined street • Close to The Stray • Level walking distance to town centre • Available with no onward chain

Currently utilised as three self contained apartments but with planning permission to convert back into a single dwelling this fabulous, detached home which was built for the head of the Leeds Diocese and as such retains many impressive period features and in particular the intricate carved panelling in the impressive formal reception room.

Arguably the most attractive house in the street and in excess of 4,300 square feet the property benefits from grand proportions throughout and this property could be converted back into a handsome five/six bedroom family home with some straightforward reconfiguring offering the incoming purchasers an opportunity to create an incredible family home to their own taste.

With beautiful South West facing rear gardens and an in-out driveway an internal inspection is highly advised to appreciate both the character and opportunity on offer.

Langcliffe Avenue is a highly desirable residential neighbourhood situated close to a small parade of shops which provide a range of everyday needs as well as being within level walking distance of central Harrogate. For the commuter, the principal business centres of Leeds, Bradford and York are all within comfortable daily travelling distance.

AN ATTRACTIVE DETACHED 5/6 BEDROOM EDWARDIAN HOUSE IN EXCESS OF 4,300 SQUARE FEET WITH LARGE SOUTH WEST FACING GARDENS IN THIS POPULAR TREELINED AVENUE JUST OFF THE FAMOUS STRAY AND WITHIN WALKING DISTANCE TO HARROGATE TOWN CENTRE.



Hornbeam Park railway station is within ½ a mile walk. The A1(M) is about 8 miles to the east and Leeds/Bradford International Airport 11 miles to the south west.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that all mains services are installed.

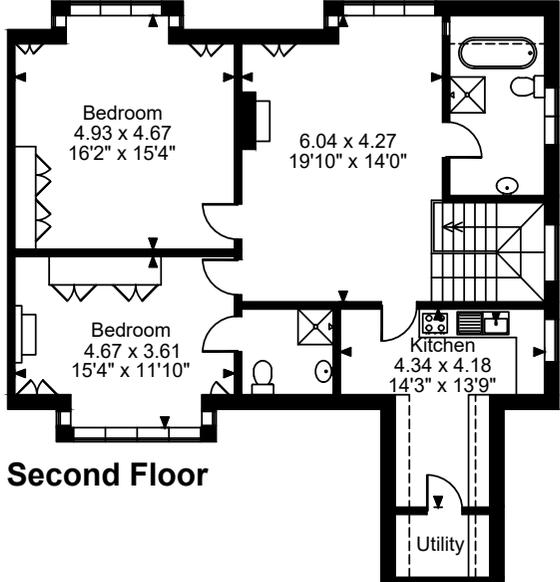
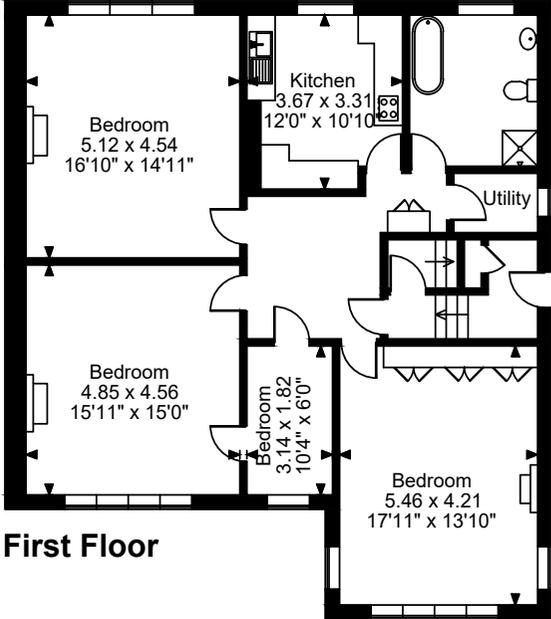
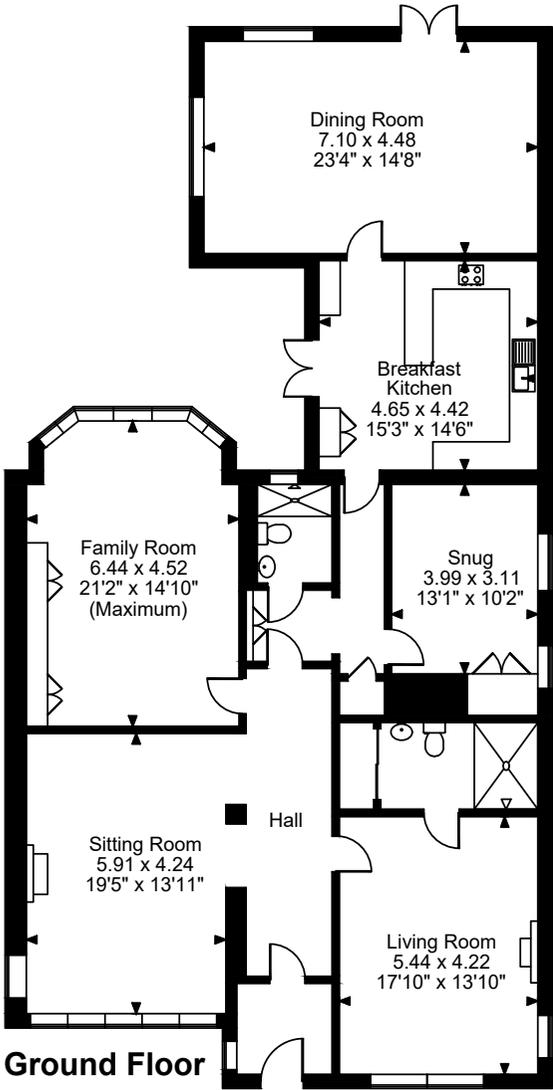
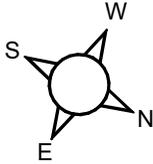
Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG2 8JQ: Leave Harrogate town centre via the Leeds Road (A61) proceed past The Stray on your left and take the second exit at the round about into Langcliffe Avenue and number 8 will be on the right hand side towards the end of the road clearly marked by the Carter Jonas for sale board.





8 Langcliffe Avenue, Harrogate
Approximate Gross Internal Area
4,316 sq ft / 401 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		



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