



APARTMENT 3, THE WHITE HOUSE

10 Park Parade, Harrogate

Carter Jonas

APARTMENT 3, THE WHITE HOUSE, 10 PARK PARADE, HARROGATE, HG1 5AP

Impressive communal entrance hall leading to Apartment 3's front door · Magnificent sitting room · Breakfast kitchen · Principal bedroom with an en suite bathroom · Guest bedroom with an en suite shower room · Secure car parking to the rear accessed through electrically operated gates · Delightful communal garden · Fabulous Grade II listed building · Highly sought after location · Attractive Stray views

The White House is an iconic Grade II listed property, built by Dr Andrew Scott Myrtle in the 1850s. It is a stunning example of Italianate architecture, modelled on the style of a Venetian palazzo. The grandeur of the building is echoed throughout the architectural features of the apartment, whose sensitive conversion has retained the main reception rooms, with the original ornamental 12ft high ceilings still intact. The building has been meticulously maintained with original features including a Minton tiled hallway floor, highly decorated ceiling cornices and a gracious cantilevered staircase with wrought iron balustrade.

Apartment 3 is a fantastic apartment, occupying virtually the entire ground floor of this impressive building. It exudes style and character, is immaculately presented and features beautifully proportioned rooms throughout. There is an impressive sitting room with a wide splayed bay sash window providing a lovely outlook onto the lawned rear garden. The breakfast kitchen lies to the front and enjoys views across The Stray towards Christ Church. Its handmade units are well complemented by granite work surfaces and a full range of integrated appliances. The principal bedroom enjoys an equally attractive outlook over The Stray and has a range of fitted wardrobes as well as a stylish en suite bathroom with full height Italian limestone walls. Across the inner hall is the guest double bedroom, which has a range of fitted wardrobes and an en suite shower room.

A STUNNING AND SOPHISTICATED GROUND FLOOR APARTMENT PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION WITH A WEALTH OF PERIOD FEATURES, FORMING PART OF THIS HISTORIC LANDMARK BUILDING, ENJOYING A DELIGHTFUL OUTLOOK OVER THE STRAY AND CONVENIENTLY LOCATED WITHIN A SHORT LEVEL WALK OF THE TOWN CENTRE.



To the rear of the building, accessed via electrically operated entrance gates, is a secure car park with an allocated parking space for the apartment. There is also a delightful garden area bordering the car park.

The White House occupies a fabulous setting in the Conservation Area of High Harrogate. It is only a 10 minute walk to the town centre, admired for its variety of independent shops, restaurants and bars, including the famous Betty's Café Tea Room. There is 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's Kings Cross. Access to the A1(M) is within 10 miles to the east and Leeds/ Bradford Airport is 11 miles to the south west

Tenure: The apartment is held on the balance of a 999 year lease from 2011. Each leaseholder owns a share of the freehold. A management company oversees the maintenance of the building, buildings insurance, lift maintenance and the upkeep of the interior and exterior communal areas. The monthly service charge for Apartment 3 is £507.93.

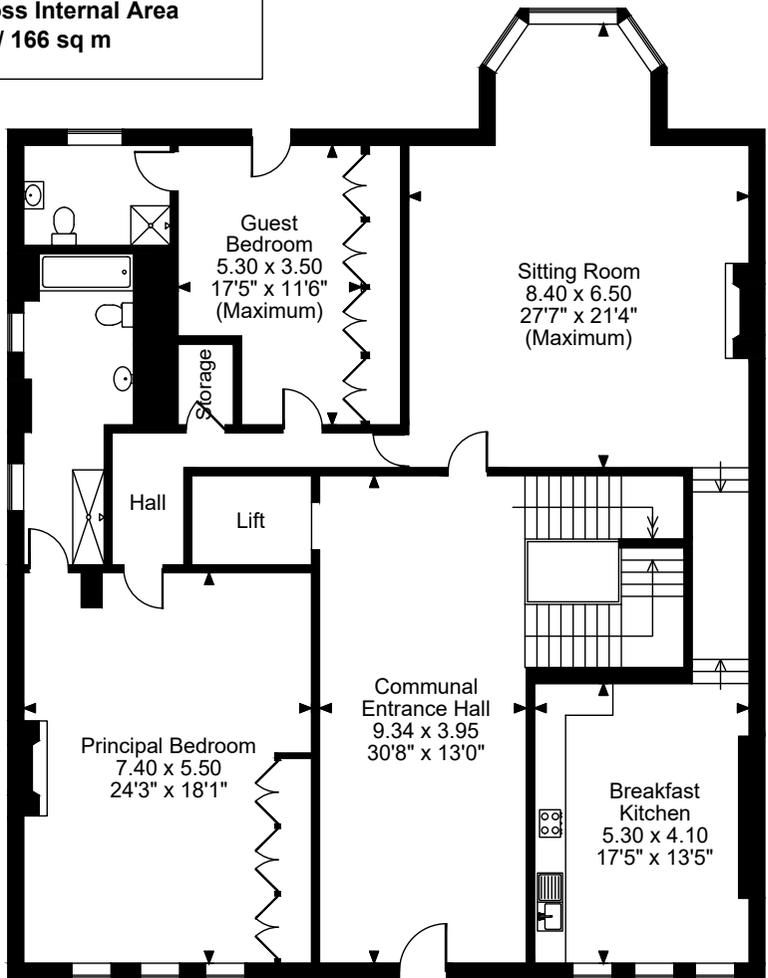
Services: All mains services area installed. Central heating is provided by means of a gas fired boiler.

Viewings: Strictly by appointment through Carter Jonas - 01423 523423.





Apartment 3, The White House, Harrogate
 Approximate Gross Internal Area
 1,783 sq ft / 166 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		50
(55-68)	D	41	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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