



**THE PRIORY**  
Trinity Road, Harrogate

**Carter Jonas**

## **THE PRIORY, TRINITY ROAD, HARROGATE, HG2 9AU**

The Priory occupies a fantastic position adjoining and overlooking The Stray, in a popular and sought after residential area. It is conveniently located within a short level walk of the facilities in West Park including the West Park Hotel and Weetons Food Emporium. The Town Centre is within a short distance and offers an excellent range of everyday facilities. For the commuter there is easy access to the business centres of Leeds, Bradford and York and the railway station in the town centre connects with mainline stations in York and Leeds, providing frequent services to London's Kings Cross.

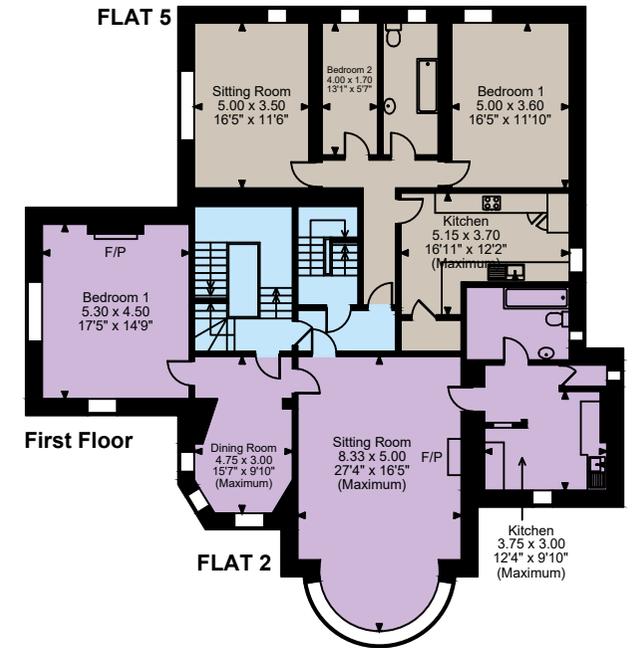
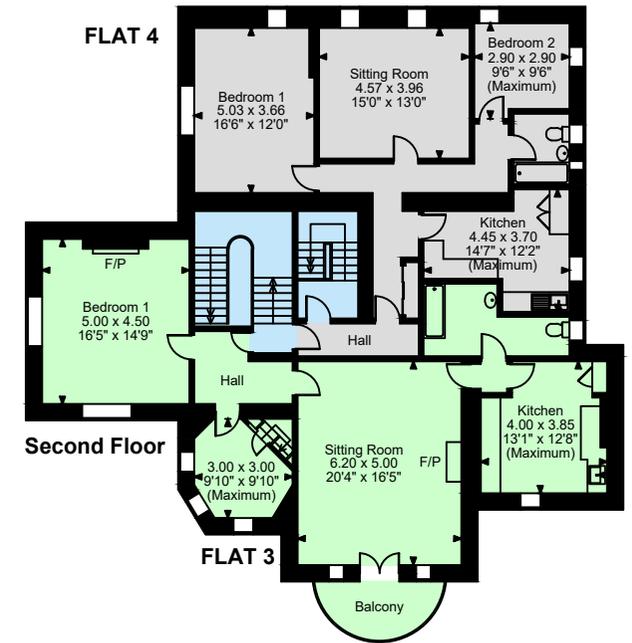
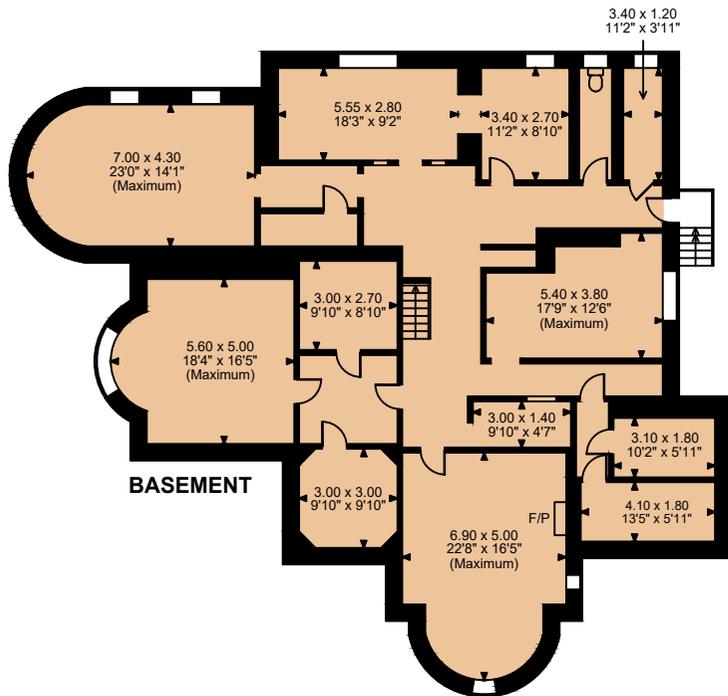
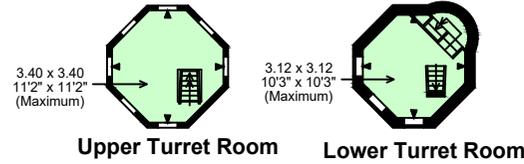
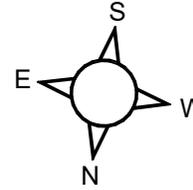
The Priory is a substantial detached property which was constructed in 1870 or shortly thereafter. The property was originally called Zetland House and changed its name to The Priory in around 1913. It was divided into 3 apartments around 1932 and then converted into 6 apartments in 1966. The property has not been offered for sale on the open market for almost 60 years.

The sale of The Priory offers an exciting development/refurbishment opportunity. Extending to just over 9,000 sqft (836 sqm) in total, the property is currently divided into 6 apartments, together with a full basement area with good ceiling height. Opportunity exists to alter and remodel the current layout of the accommodation to either a single substantial residence or potentially a lesser number of more spacious apartments.

**A SUBSTANTIAL LATE VICTORIAN DETACHED PROPERTY OFFERING AN EXCITING DEVELOPMENT OPPORTUNITY. CURRENTLY SPLIT INTO 6 APARTMENTS WITH A FULL BASEMENT AREA – POTENTIAL EXISTS TO ALTER THE CURRENT LAYOUT TO A SINGLE RESIDENCE OR A LESSEr NUMBER OF MORE SPACIOUS APARTMENTS. OUTSTANDING POSITION ADJOINING THE STRAY AND WITHIN A SHORT WALK OF THE TOWN CENTRE.**



**The Priory, Trinity Road, Harrogate**  
**Approximate Gross Internal Area**  
**Total = 9,664 sq ft / 898 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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