



APARTMENT 2, MANSION HOUSE
Moor Park, Beckwithshaw

Carter Jonas

APARTMENT 2, MANSION HOUSE, MOOR PARK, BECKWITHSHAW, HG3 1RQ

Harrogate - 4 miles
Otley - 9 miles
Leeds - 17 miles

Stunning building • Spacious apartment over 1,700 sqft
Two double bedrooms • Breakfast kitchen • Study
Two bathrooms • Grand drawing room with ample space for dining • Incredible restored period features
Garage • Allocated parking spaces • Ample guest parking • Immaculate communal grounds and gardens
Basement store room • Surrounded by 200 acres of farm land • Popular village • 4 miles from Harrogate town centre

Approached by a ½ mile tree lined drive which creates an outstanding sense of arrival and being surrounded by 200 acres of parkland. The Estate was converted into a selection of apartments and individual houses in 2002/2003. Whilst enjoying such a tranquil semi rural setting, Harrogate town centre is within a four mile drive and the business centres of Leeds, Bradford and York are all conveniently located within daily commuting distance. This stunning ground floor apartment which is set in a magnificent Grade II listed former mansion house and offers a wealth of perfectly restored original charm, character and grand proportions. Upon entering the building through the original solid oak entrance doors, you are greeted by a grand characterful entrance hallway with a crystal chandelier minstrel gallery and impressive grand oak staircase.

This particular apartment boasts high, ornate ceilings, intricate cornices and detailing as well as impressive bay and double-glazed sash windows and briefly comprises: Grand entrance hallway, contemporary breakfast kitchen, stunning, generous dual aspect drawing room with intricate ceiling detailing, cornices, stunning fireplace with

A RARE OPPORTUNITY TO PURCHASE A TWO BEDROOM GROUND FLOOR APARTMENT OF OVER 1,700 SQFT OF GRAND ACCOMMODATION IN THIS MOST PRESTIGIOUS GRADE II LISTED MANSION HOUSE ON THE MOOR PARK ESTATE IN BECKWITHSHAW, JUST 4 MILES FROM HARROGATE TOWN CENTRE AND BENEFITS FROM A GARAGE AND BASEMENT STORE ROOM.



gas fire and two bright bay windows with tall sash windows overlooking the surrounding green spaces and a secret door to the study with fitted office storage. The internal accommodation continues with the principal bedroom benefitting from plenty of built in wardrobes as well as an en suite shower room, the second bedroom is spacious with a walk in wardrobe and the house bathroom is accessed via the hallway offering a fantastic suite in-keeping with the style of the property. The property benefits from a garage, two allocated parking spaces, ample guest parking, a basement store room and beautifully manicured grounds and communal gardens and the estate is surrounded by 200 acres of parkland.

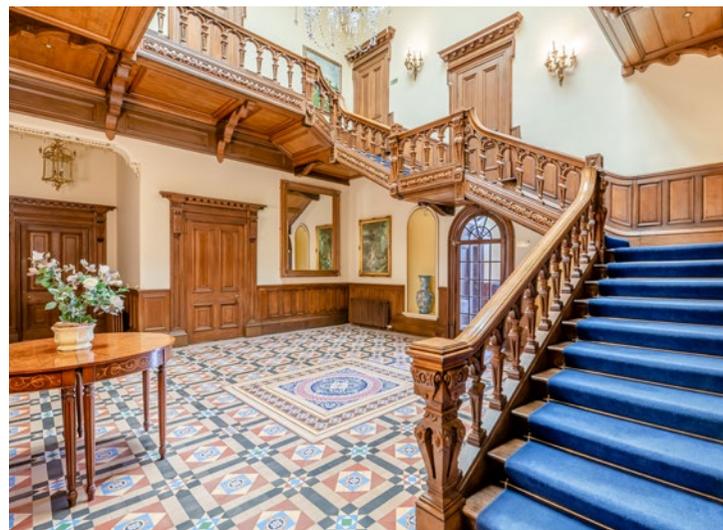
ADDITIONAL INFORMATION

Tenure: We are advised that the property is held on the balance of a 999 year lease which commenced in 2002. A Management Company is in existence and Apartment 2 pays circa £5,700 per annum. The Management Charge includes the up keep of the communal courtyards, gardens, roadways, building insurance, Mansion House up keep, maintenance and a sinking fund.

Services: Gas fired heating and all mains services.

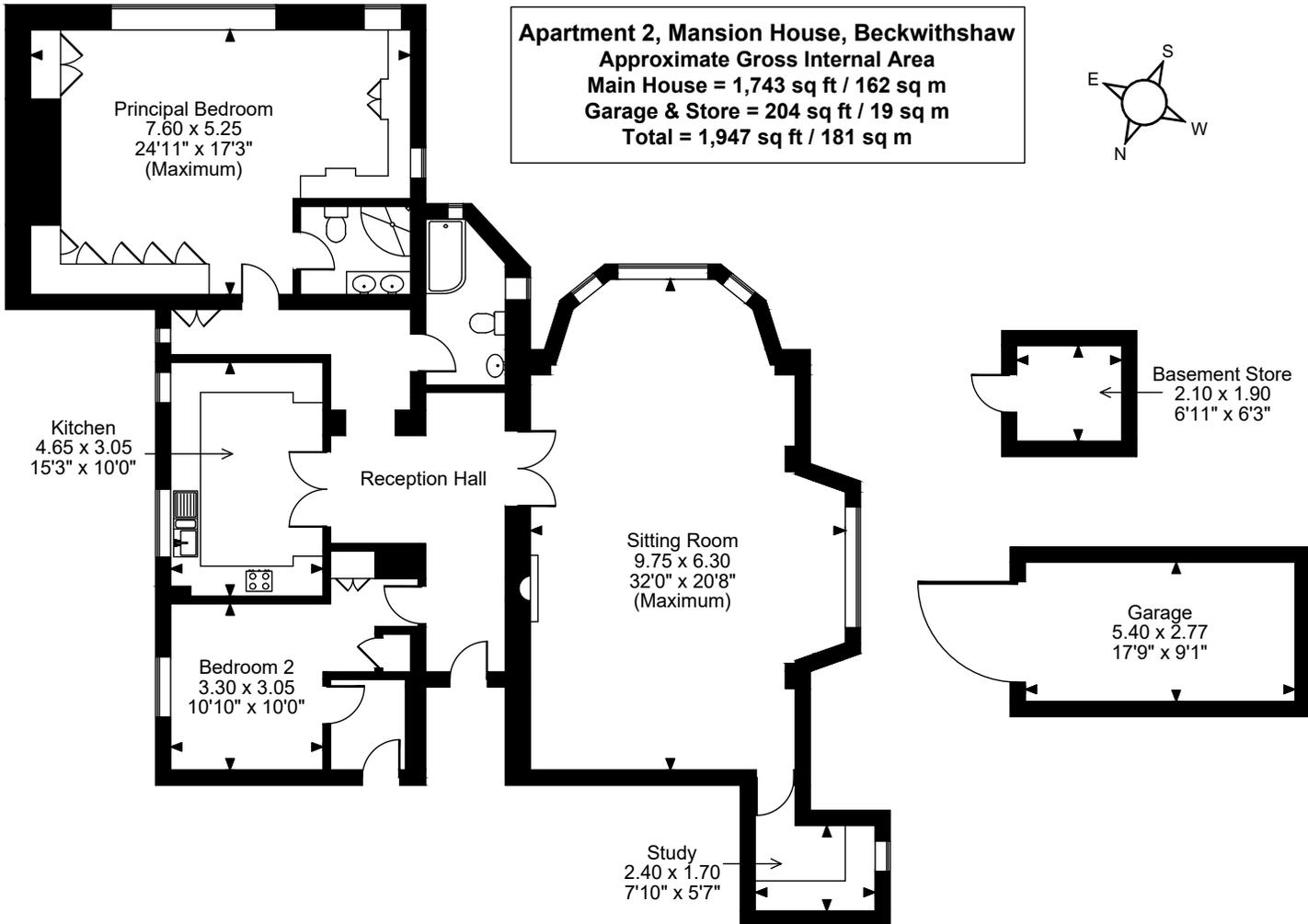
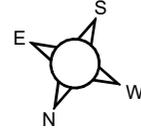
Directions - HG3 1RQ: Proceed out of Harrogate on the B6162 Otley Road until you reach Beckwithshaw village. Turn right at the small roundabout and then approximately 50 yards along turn left and proceed up the private tree lined driveway to Moor Park. At the fork in the road bear right and follow the signs directing you to The Mansion House.







Apartment 2, Mansion House, Beckwithshaw
Approximate Gross Internal Area
Main House = 1,743 sq ft / 162 sq m
Garage & Store = 204 sq ft / 19 sq m
Total = 1,947 sq ft / 181 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)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(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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