

FSS
QUALITY TRUST VALUE

LOT 1

Tower House, 17-19 York Road Harrogate

Tower House, 17-19 York Road, Harrogate
North Yorkshire, HG1 2QL

GUIDE PRICE CIRCA* £1,100,000

35 12 3

Description
A substantial stone-built detached Victorian villa occupying generous private grounds in Harrogate's highly sought-after Duchy area, close to the town centre and Valley Gardens. For sale by auction in December 2026, this impressive property offers huge potential and represents very good value for money in this stunning location.

The accommodation extends to approximately 15,000 sq ft, arranged over four floors, with the original Victorian villa having been approximately doubled in size in the early 1990s. The scale and versatility of the building provide an exciting opportunity for purchasers seeking a substantial residential or commercial project, subject to the necessary planning permissions and other relevant consents.

Potential alternative uses have not been explored through the planning process.

Outside, the property benefits from separate vehicular access from both York Road and Rutland Road, with two driveways leading to extensive parking areas. The generous grounds include lawned gardens and mature boundaries providing privacy and screening, with potential to divide the outside space as part of a future scheme, subject to the necessary consents.

A rare opportunity to acquire a property of this size and potential in one of Harrogate's most desirable residential locations.

Location
The location for this property on the Duchy estate is considered to be one of the prime residential areas of Harrogate. Harrogate town centre is approximately 1/2 a mile away and can be accessed through the beautiful public Valley Gardens.

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Harrogate town centre itself offers an excellent range of shops and amenities, the desirable Cold Bath Road is also available on the other side of the Valley Gardens offering excellent independent retailers, bars and restaurants.

Tenure
Freehold, with vacant possession upon completion.

Services
All mains services are connected to the property.

Mobile coverage
EE, Vodafone, Three, O2

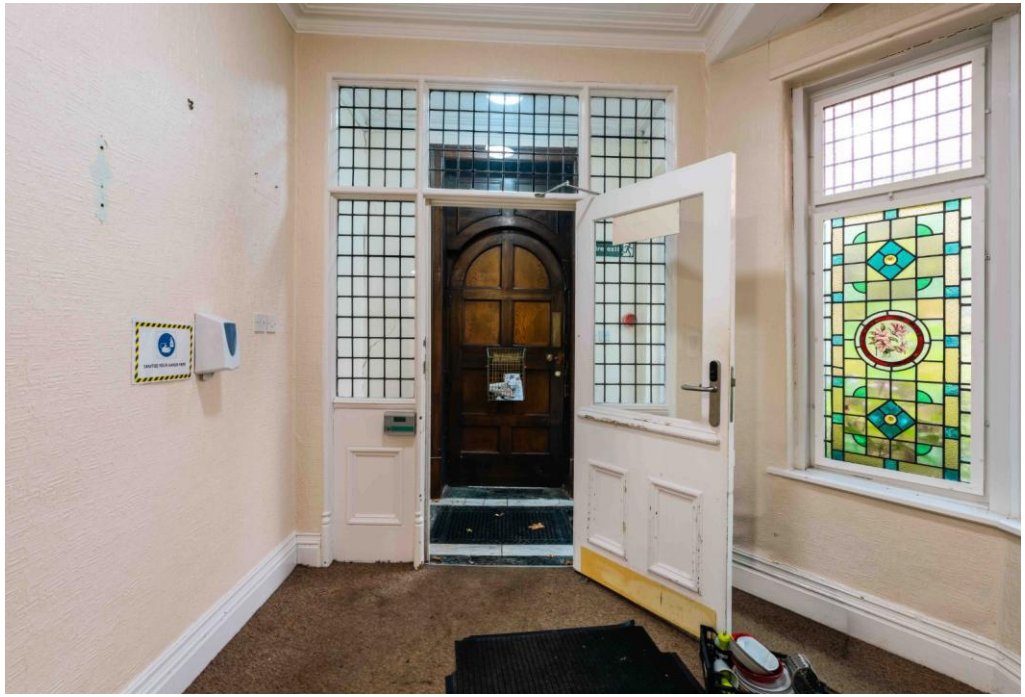
Broadband
Basic
18 Mbps

Satellite / Fibre TV Availability
BT, Sky

Directions
What3words /// chair.zoom.linen

Solicitors
Raworths, Eton House, 89 Station Parade, Harrogate, HG1 1HF. Tel: 01423 566666
FAO: John Carter.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.







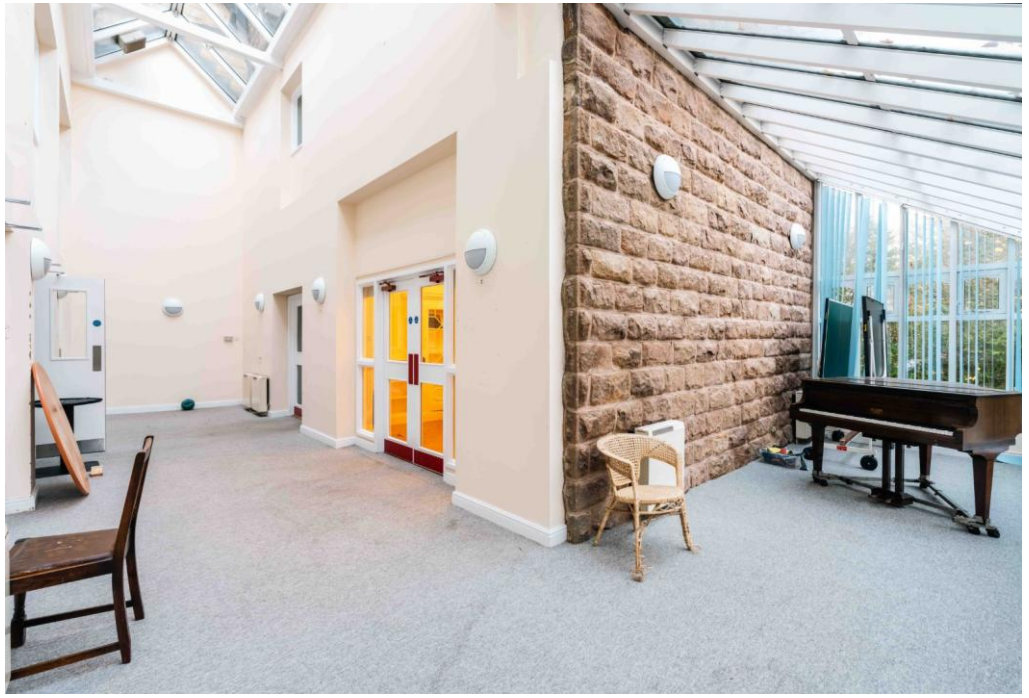









Fire exit









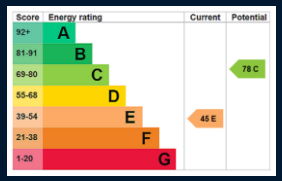




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