

FOR SALE

LM^{ONE}.

20 SELF CONTAINED CO LIVING
STUDIO PODS, NEWLY RENOVATED IN
AN AFFLUENT AREA



AVON LODGE, 24-25 HARLOW MOOR DRIVE, HARROGATE, HG2 0JY

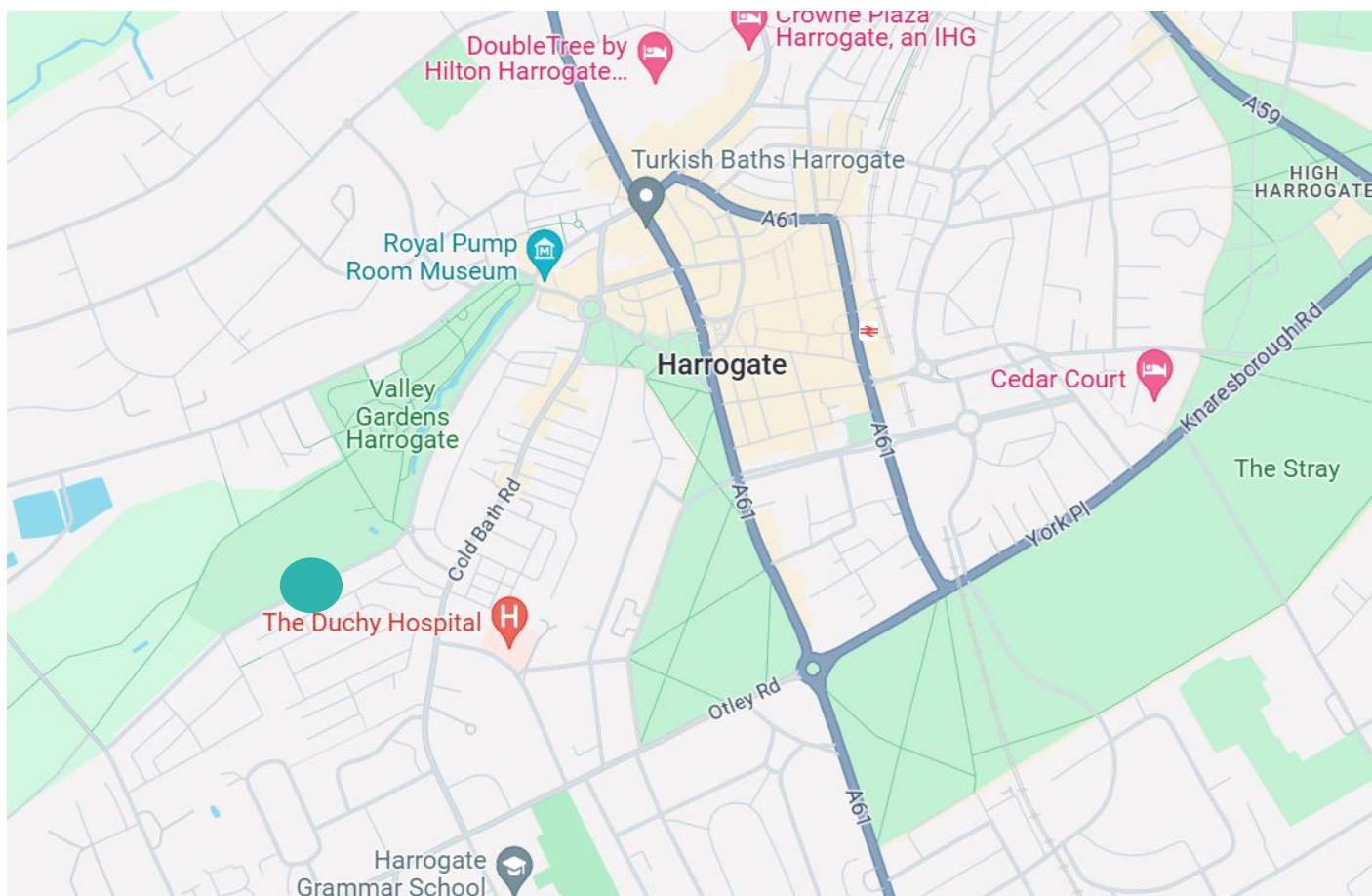
REDUCED PRICE – £1,500,000

Size – 6,954 sq ft GIA

- Sold with Vacant Possession
- Newly refurbished
- In a desirable location overlooking Valley Gardens Park
- Suitable for a variety of uses subject to obtaining the necessary consents

SALE CONSIDERATIONS

- For Sale on a Freehold basis.
- Reduced price of £1,500,000 Subject to Contract
- Newly renovated and modern
- Comprising 20 co living pods with kitchenette care facility
- Extending to 6,954 sq ft on a GIA basis (Plans available upon request)
- Suitable for a variety of uses including HMO, Bedsit, Co-living
- Off street parking to the rear of the property
- Grand period 3 storey building which overlooks Valley Gardens Park



LOCATION

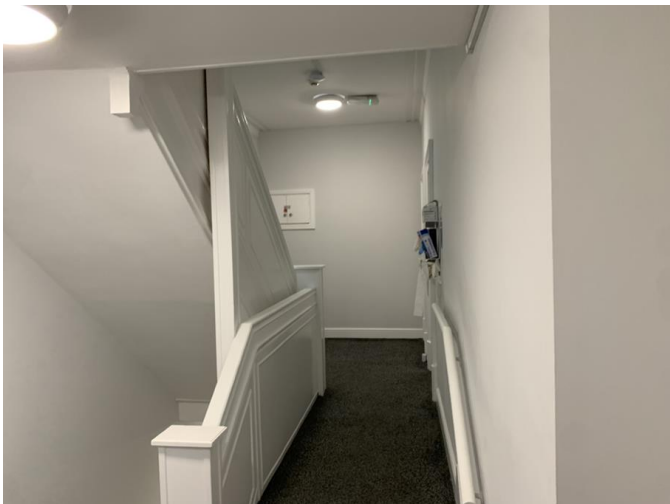
The property is located west of Harrogate town centre with the main shopping parades of James Street and Cambridge Street under a kilometer away.

The A61 is easily accessed and leads to Leeds southward and northbound to Ripon. The property benefits from close proximity to Harrogate train and bus station offering national connectivity.

DESCRIPTION

The property comprises a stunning stone built period property set in a mid terrace over 3 storeys including a basement (plans available upon request) under a slate tiled roof incorporating stone chimney stacks. Situated on the sloping Harlow Moor Drive the property overlooks Valley Gardens Park presenting inhabitants with unique views. Internally the buildings are separated into 20 bed sits and some with kitchenettes, all recently refurbished to a modern and quality standard. Externally to the rear are a limited number of car parking spaces.

The premises have uPVC windows throughout. At ground floor level is a communal living room, staff quarters, kitchen / canteen area, food preparation facilities and W/C's. The upper floors are accessed via substantial staircases. The entire property has recently been painted and decorated. The property benefits from a wet central heating system throughout and all bedsits have an ensuite.





PRICE

Reduced price of £1,500,000 for the Freehold

BUSINESS RATES

The property Rateable Value has been assessed TBC. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

October 2024

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE.

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