

St. Marys Walk, Harrogate, HG2 0LW

- Prime Harrogate location just off The Stray
- Ground floor and first floor units, each self-contained
- Elegant period features and high ceilings throughout
- Ideal for investors, dual-living buyers, or those seeking short-term rental income
- Two spacious two-bedroom apartments, both used as holiday lets
- Substantial basement with potential for third apartment conversion
- Consistently high occupancy and strong holiday let performance
- Walking distance to town centre, transport links, shops, and cafes



Guide Price £600,000

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DESCRIPTION

Outstanding Investment Opportunity – Two Stylish Two-Bedroom Apartments with Basement Development Potential

Located on the highly desirable St. Mary's Walk, just a short stroll from The Stray and Harrogate town centre, this impressive period property presents a rare opportunity for investors or buyers seeking flexible accommodation with excellent income potential.

Currently configured as two self-contained two-bedroom apartments—one on the ground floor and one on the first floor—this property is successfully operated as a holiday let business, offering spacious, well-presented interiors that appeal to both short-stay and long-stay guests. Each apartment features a generous living area, a modern kitchen and bathroom, and retains charming period features throughout.

In addition to the existing accommodation, the property includes a large basement offering scope for conversion into a third apartment, subject to the necessary planning permissions. This additional development potential significantly enhances the long-term value and rental yield of the property.

EPC

Energy rating D

This property produces 4.2 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 860

Leasehold Annual Service Charge Amount £0

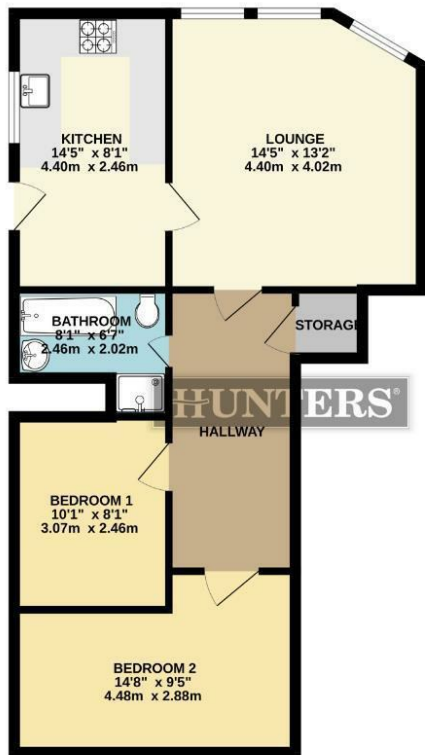
Leasehold Ground Rent Amount: £2.10

Council Tax Banding: B





GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

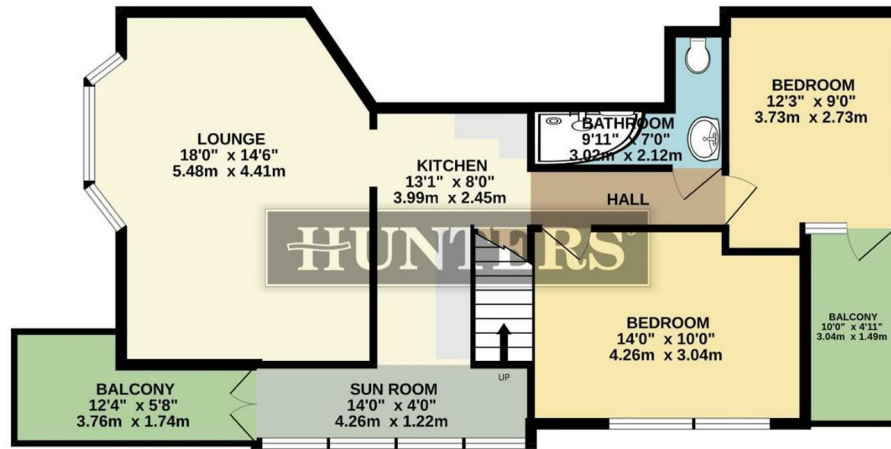
Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

