



VERITY
FREARSON

11 CHURCH SQUARE, HARROGATE, HG1 4SP

OFFERS OVER £600,000

11 CHURCH SQUARE,

Harrogate, HG1 4SP

A fantastic opportunity to purchase an attractive period property which is situated in a prime Harrogate position overlooking the famous Stray, with a courtyard garden and garage.

This super early 19th Century property is presented to a good standard and retains many original period features, including sash windows throughout. The generous accommodation provides two reception rooms on the ground floor, together with a reception hall with tiled flooring and office overlooking the rear garden with separate entrance. On the lower ground floor there is a well-equipped kitchen, together with a dining area with stone barrel vaulted ceiling. Upstairs, there are three double bedrooms and a large house bathroom and WC. To the rear of the property there is a private and enclosed courtyard garden and a single garage.

The property is situated in this delightful position and enjoys uninterrupted views of the famous Harrogate Stray. The property is served by local amenities and Harrogate town centre is within easy walking distance. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Dining Area · Office

3 Bedrooms · Bathroom · Separate WC

Private, Enclosed Courtyard Garden · Single Garage







ACCOMMODATION

GROUND FLOOR

LIVING ROOM

An impressive and spacious reception room with sash windows to front and side with delightful outlook over the adjoining Stray. Stripped wood flooring and attractive fireplace with open fire.

DINING ROOM

A further reception room with window to front overlooking the Stray.

OFFICE

Providing a useful workspace for further reception room with window overlooking the garden. A door provides potential separate access.

LOWER GROUND FLOOR

KITCHEN

With a range of fitted wall and base units with island, woodenworktops, electric hob, oven and range cooker. Tiled floor and window to front.

DINING AREA

A charming dining area with stone-flagged floor and feature stone barrel vaulted ceiling. Window to front.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows overlooking the Stray

BEDROOM 2

A further double bedroom with windows to front and side and built-in wardrobe.

BATHROOM

A white modern suite with washbasin set within a vanity unit, WC, bath and separate shower. Sash window to side.

SEPARATE WC

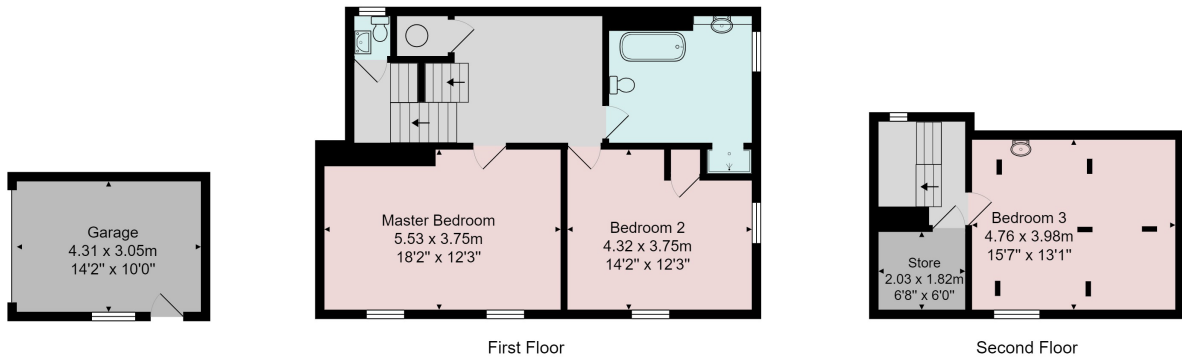
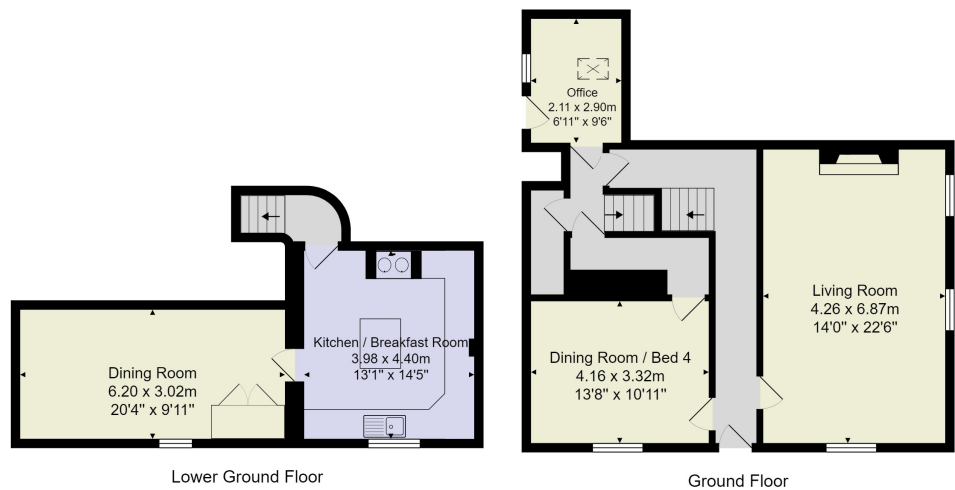
A useful separate WC with washbasin situated on the half landing.

SECOND FLOOR

BEDROOM 3

A further large bedroom with windows. Useful adjoining storeroom.

FLOOR PLAN



Total Area: 207.1 m² ... 2229 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

To the rear of the property there is an enclosed courtyard garden. The property also has the advantage of a single garage situated at the rear of the building.

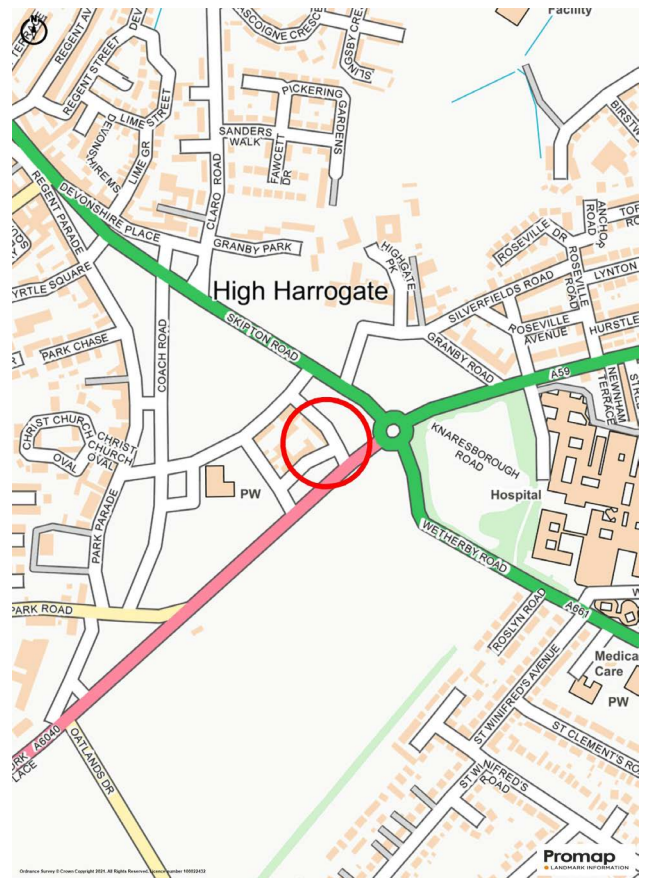
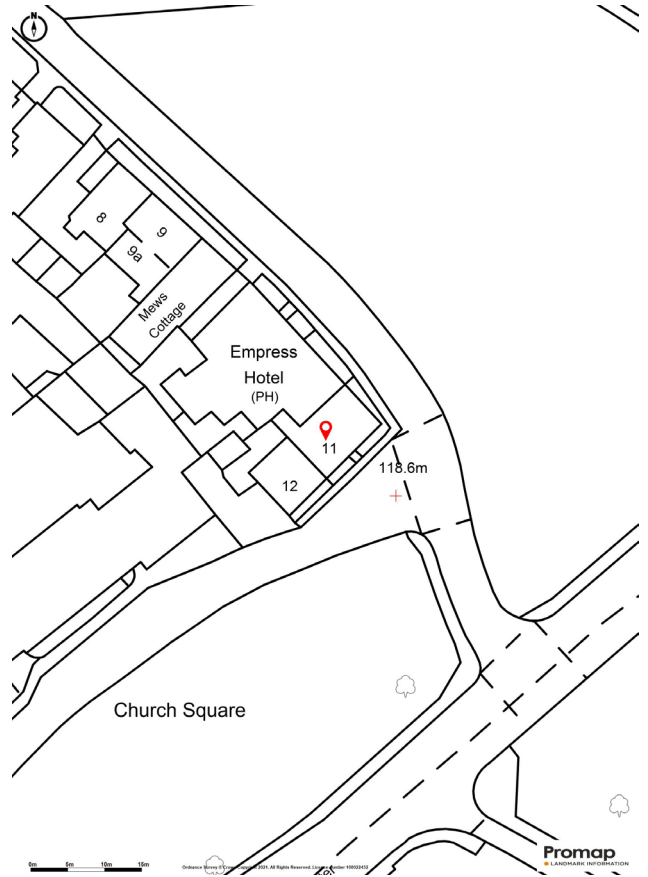
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk