



16 Church Square, Harrogate, North Yorkshire, HG1 4SP

£265,000

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An attractive period town house providing two-bedroom accommodation over three floors, situated in this magnificent position overlooking the Stray.

This is a unique home and properties such as this come to market very infrequently. The well-presented accommodation comprises an open-plan kitchen and dining area on the lower ground floor, together with a sitting room which has a bow window overlooking the Stray, two bedrooms, and a modern shower room.

The property is situated in a super position on the edge of the famous Harrogate Stray and is highly convenient, being just a short walk from Harrogate town centre and a range of other amenities. Offered for sale with no onward chain.





GROUND FLOOR RECEPTION HALL

SITTING ROOM

A reception room with an attractive fireplace with open fire and bow window to front, looking towards the Stray.

BEDROOM

A single bedroom with window to rear.

LOWER GROUND FLOOR DINING KITCHEN

Dining area with multi-fuel stove and glazed door to front looking towards the Stray. The kitchen comprises a range of modern wall and base units with electric hob, integrated oven, fridge and washing machine.

FIRST FLOOR

BEDROOM

A double bedroom with fitted wardrobe and window looking towards this Stray.

BATHROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

LOFT

There is access to a large boarded loft that provides useful storage space.

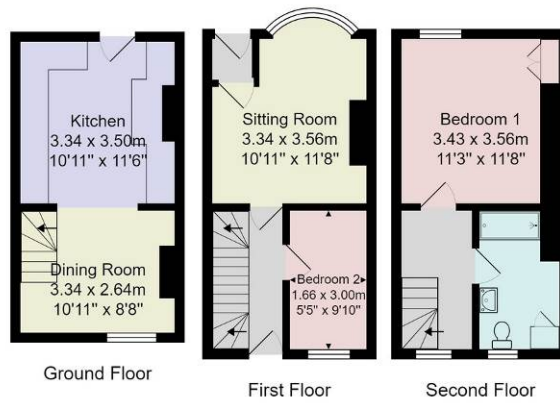
OUTSIDE

On-street parking with parking permit is available. Attractive shared courtyard garden to the rear.

Tenure - Freehold

Council Tax Band - C





Total Area: 67.1 m² ... 722 ft²

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.
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Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lowest running costs</small>			
(92-100)	A		
(81-91)	B		64
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Worst energy efficient - highest running costs</small>			
England & Wales		EU Directive 2002/91/EC	
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