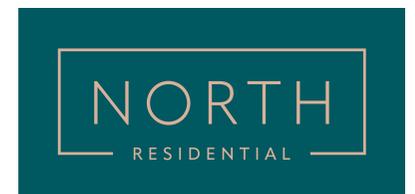




11 Church Square, Harrogate, **HG1**



A beautifully appointed and double front period home.

11 Church Square is a beautifully appointed and attractive double fronted period property perfectly positioned with uninterrupted and far-reaching views over the famous Harrogate Stray.

Offering an abundance of charm and character throughout the property boasts a wealth of original period features, high ceilings and sash windows. Within level walking distance of the town centre, local shops, renowned schools and excellent transport links.

This wonderful early 19th century family home offers light and versatile accommodation throughout and in brief comprises; a welcoming entrance hall with Victorian tile flooring, two fantastic formal reception rooms to the front of the property with views over the stray and to the rear of the ground floor is a home office with access to the rear courtyard.

To the lower ground floor there is a modern fitted kitchen and adjacent to the kitchen is the dining room with stone barrel-vaulted ceiling - a truly perfect place for entertaining.

To the first floor and second floor are three double bedrooms and a large house bathroom and additional W/C.

Outside and to the rear is a private and enclosed courtyard garden, plus parking for one car and a single garage.



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11 Church Square, Harrogate, HG1 4SP

11 Church Square is situated in a prime location in the heart of Harrogate; it is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York provides frequent services to London Kings Cross and Edinburgh.



**Total Approximate Area (excluding garage)
2229 square ft/ 207.1 sq m**

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2022. Photographs and videos dated June 2022.

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