



18 Church Square, Harrogate

£500,000 Guide Price



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An attractive stone-built double-fronted Georgian townhouse, occupying a magnificent position overlooking the Stray and Christ Church, and offering beautifully presented accommodation arranged over three levels. The property has been refurbished to a very high standard and enjoys attractive views from the principal rooms, together with access to a shared courtyard garden to the rear.

This elegant Grade II listed home reveals characterful and stylish accommodation, combining period features with high quality modern fittings. The property is situated in a superb position on the edge of the famous Harrogate Stray, highly convenient for Harrogate town centre and the wide range of amenities available within the town. Chain free.

OUTSIDE

To the rear of the property there is an attractive shared courtyard garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



GROUND FLOOR The accommodation opens into a spacious reception hall with stone-flagged floor and glazed doors leading to the rear courtyard garden.

There is an elegant sitting room with windows to the front overlooking the Stray, together with an attractive fireplace and wood panelled walls.

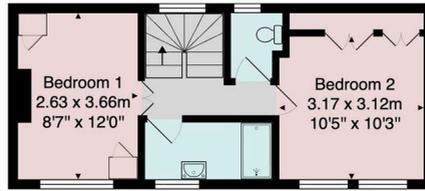
A further reception room provides a snug with stone flagged floor, window to the front, ornamental fireplace and wood panelled walls. This flexible room could also be adapted for use as a third bedroom if required.

LOWER GROUND FLOOR The lower ground floor reveals a superb dining room with oak flooring and glazed patio doors to the front, together with a brick fireplace housing a multi-fuel burning stove. There is also a useful storeroom / utility room.

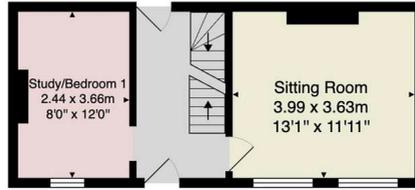
The kitchen is fitted with a high quality bespoke range of wall and base units with marble worktops, together with a gas hob with extractor above, electric double oven, drinks fridge, integrated dishwasher, washing machine and fridge.

FIRST FLOOR On the first floor there are two double bedrooms, both enjoying attractive outlooks to the front and fitted wardrobes. The principal bedroom also has a fitted cupboard and wood flooring, whilst the second bedroom has an attractive fireplace and wood flooring. The accommodation is served by a modern shower room fitted with a large walk-in shower and washbasin set within a vanity unit, together with a heated towel rail. There is also a separate WC with washbasin, fitted cupboard and window to the rear.

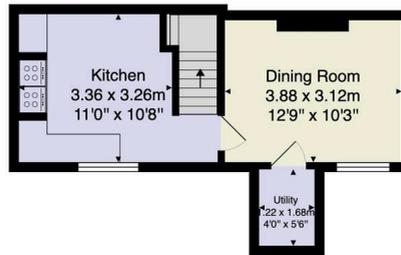




First Floor



Ground Floor



Lower Ground Floor

Total Area: 93.5 m² ... 1006 ft²

All measurements are approximate and for display purposes only.

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