



**39 Church Square Mansions, Church Square, Harrogate, HG1 4SS**

**£190,000**



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A superb two-bedroomed ground-floor apartment with private entrance, overlooking the adjoining Stray and forming part of this exclusive Strayside development within the heart of Harrogate, convenient for all of the town's amenities.

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Particular features of the apartment are its private entrance via a glazed door leading from Church Square into the apartment and the attractive views overlooking the Stray. This excellent apartment provides spacious accommodation, with spacious sitting room, well-equipped, modern kitchen, two double bedrooms, en-suite WC and house shower room.

The apartment forms part of this popular retirement development situated in a superb location in High Harrogate, within easy walking distance of the town centre.





## **GROUND FLOOR**

### **RECEPTION HALL**

With fitted cupboard. Double doors lead to –

### **SITTING ROOM**

A spacious reception room with window and glazed door overlooking the Stray. Fitted glass shelving and attractive fireplace with electric fire.

### **KITCHEN**

Fitted with a modern range of wall and base units, work surfaces with sink, electric hob and integrated double oven. Plumbing for a dishwasher.

### **BEDROOM 1**

A double bedroom with window to rear overlooking the communal gardens. Fitted wardrobe.

### **EN-SUITE WC**

With low-level WC and washbasin.

### **BEDROOM 2**

A further double bedroom with window to rear overlooking the communal gardens. Fitted wardrobe.

### **SHOWER ROOM**

With low-level WC, washbasin, bidet and large walk-in shower.

### **OUTSIDE**

Church Square Mansions has the benefit of private, enclosed courtyard gardens for the use of residents and is situated within the heart of the Stray. On-street permit parking can be applied for from Harrogate Borough Council.

### **SERVICES**

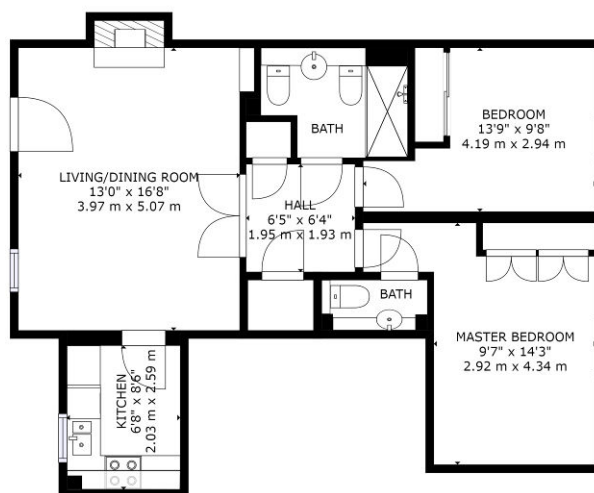
The property has the advantage of lift facilities and a residents' lounge on the fourth floor, plus an adjacent laundry in the main building. There is also a double bedroom with en-suite facilities available for guests to rent from the management company.

**Tenure** - Leasehold

**Council Tax Band** - D







FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 711 sq ft 8.66 m<sup>2</sup>  
TOTAL: 711 sq ft 8.66 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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