





# 15 Church Square, Harrogate

£375,000 Guide Price

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An elegant Grade II listed period property, thoughtfully refreshed to create spacious, light-filled accommodation with two bedrooms and two bathrooms. Set in a prime position overlooking Harrogate's famous Stray, it pairs period character with a refined contemporary finish.

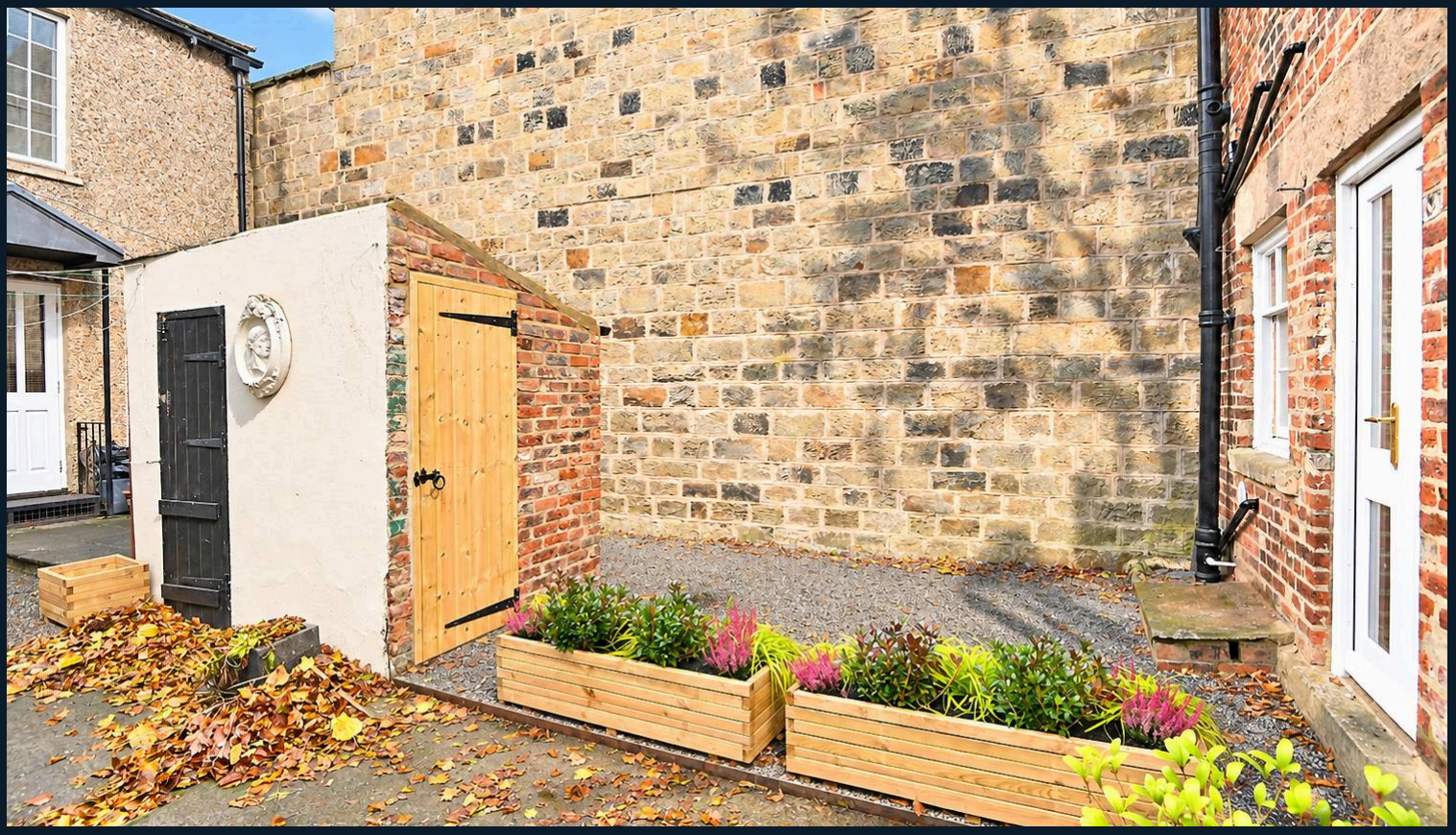
The property occupies a delightful and highly sought-after position enjoying uninterrupted views across the famous Harrogate Stray, approximately 200 acres of protected parkland at the heart of the town.

Harrogate town centre is within comfortable walking distance and provides an excellent range of boutiques, restaurants, cafés and everyday amenities. The town also offers highly regarded schooling and strong transport connections, including rail services to Leeds and York with onward links to London.

This exceptional Stray-side setting offers the rare combination of open green outlook and immediate town centre convenience.

Council Tax band: C

Tenure: Freehold



The bay-fronted sitting room is a welcoming reception space, with delightful views across the Stray, decorative ceiling cornicing, fitted alcove storage and an attractive fireplace.



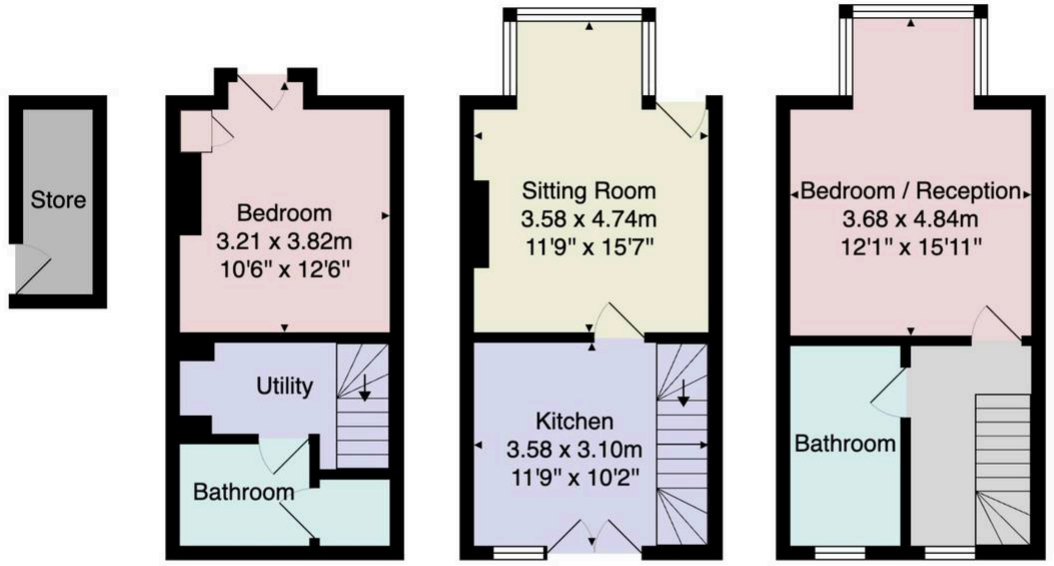
The stylish kitchen features sage-green cabinetry, timber work surfaces, a Belfast sink, induction hob and built-in oven. Glazed doors open directly onto the courtyard, creating an easy flow between the kitchen and outside space.

On the first floor, the generous principal bedroom enjoys its own bay window overlooking the Stray. The beautifully appointed bathroom is finished with green panelled walls and decorative floor tiles, and includes a freestanding bath, separate shower enclosure, wash basin and WC.



The lower ground floor provides a versatile second bedroom or additional reception room, together with a useful storage cupboard, separate utility area and shower room with corner shower, WC and wash basin. Glazed doors open from this level to the outside.

Stone steps at the front descend to the lower ground floor and a useful store. To the rear, the enclosed shared courtyard offers a designated gravelled seating area, raised planters and use of a brick-built store.




Total Area: 78.3 m² ... 843 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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