



THE MEWS, YORK PLACE HG1

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Impressive period home with stunning interiors and delightful private gardens.

This stunning period townhouse has been skilfully and sympathetically restored and now offers stylish interiors with the use of the finest materials and an ultra-high specification throughout – redefining luxury living.

Occupying a fantastic, central position in the heart of Harrogate and perfectly placed within level walking distance to Harrogate's famous Stray, the town centre, excellent local schools, shops, transport links and railway station – giving easy access to Leeds and York, offering a fantastic lifestyle for a variety of different buyers.

This exceptional four-bedroom town centre home, offers well planned accommodation arranged over three floors and in brief comprises; a light and welcoming reception hall with ornate panelled walls and herringbone flooring that flows throughout the majority of the downstairs, a crittal door leads through to a stunning sitting room with garden views, ornate panelling, bespoke marble fire surround and open fire.

A set of bi-folding wooden doors lead through to an orangery with windows to two sides and access to the garden – this is a perfect space to entertain with friends and family.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band G

EPC Rating
D





To the left of the reception hall and through crittal french doors is an impressive open plan dining kitchen with bespoke shaker style kitchen designed by award winning culinary architecture, central island unit with seating, Lacanche range cooker with chargrill and griddle, marble work surfaces, Quoker kitchen tap, wine fridge and tiled antique mirrored full height splash back. Adjacent to the kitchen is a separate reception room currently utilised as a study, this could be turned into a seperate dining area and french doors lead out to an enclosed terrace area – ideal for entertaining and alfresco dining.

A useful utility room also offers high quality fixtures with bespoke shaker style kitchen designed by award winning culinary architecture and w/c with wash basin, completes the ground floor accommodation.

To the first floor is the principal bedroom with walk in dressing room and en suite shower room, further double bedroom and again with another luxurious en suite shower room. Stairs from the landing lead to two further double bedrooms, one benefits from a wall of fully fitted bespoke wardrobes and a phenomenal high specification house bathroom with both bath and walk in shower.

Outside

The property occupies a prime position in close proximity to The Stray. A secure gated entrance leads to a generous private gravelled driveway with parking for numerous vehicles and access to the fantastic store rooms.

The garden lies to the front and side of the property and is cleverly split into garden rooms with well stocked planted borders, topiary trees and pleached hedging - providing a high degree of privacy. There are perfectly placed seating areas positioned within the grounds allowing you to follow the sun, throughout the day.

Services

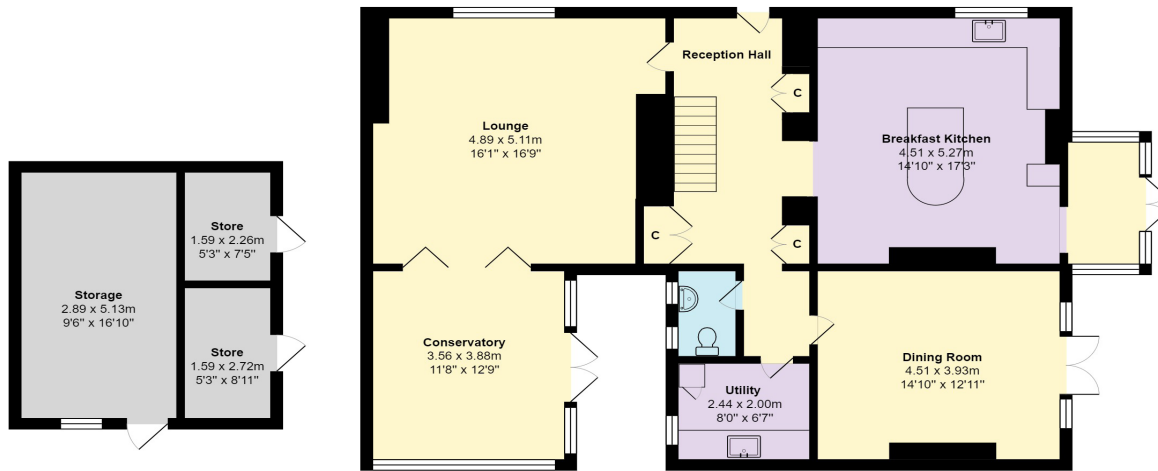
We are advised that the property is connected to mains water, drainage, gas and electricity. Gas fired central heating is installed.



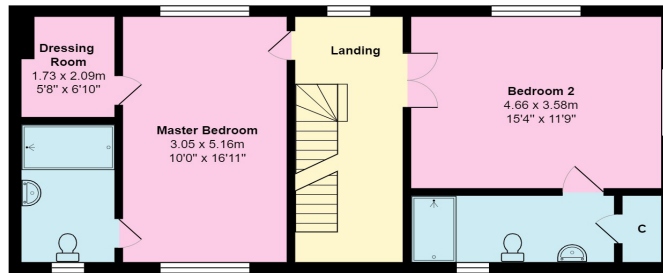
Location

Located in the heart of Harrogate and is ideally placed for commuting to Leeds whilst being close to excellent schools and within easy reach of the Stray and town centre. Harrogate is 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, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway stations at both Hornbeam and Pannal connect directly with mainline stations in Leeds and York and provide easy access to London Kings Cross and Edinburgh.

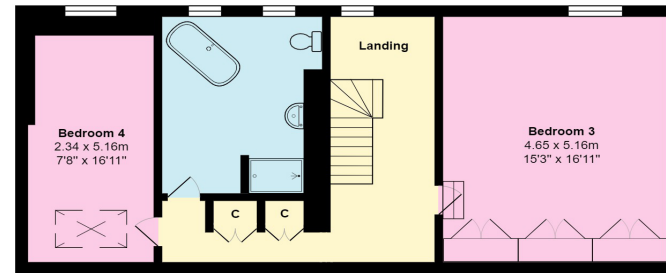




Ground Floor



First Floor



Second Floor

Total Area: 259.3 m² ... 2792 ft²
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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.

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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.

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Particulars dated January 2024. Photographs dated January 2024.

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