



VERITY
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LONDON HOUSE, 12 YORK PLACE MEWS, HARROGATE, HG1 1HL

GUIDE PRICE £1,250,000

LONDON HOUSE, 12 YORK PLACE MEWS,

Harrogate, HGI IHL

A stunning and most impressive 4 bedroom period home with stunning interiors and delightful private gardens, enjoying an enviable position on the edge of the Harrogate Stray.

London House is a beautifully presented stone built property which has been skilfully and sympathetically extended and updated throughout.

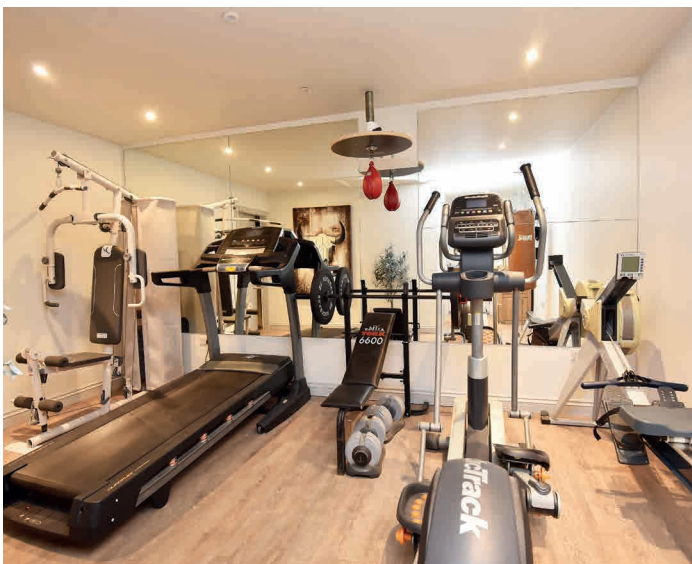


Sitting Room · Living Kitchen · Snug/Study Room · Cloakroom

4 Bedrooms · Bathroom · 2 En-Suite

Secure Gated Off-Road Parking · Gym · Office · Garden







ACCOMMODATION

This exceptional 4 bedroomed town centre home offers well planned accommodation arranged over three floors briefly comprising a welcoming entrance porch with bench seating, reception hall with wood panelling to the walls, stunning sitting room with garden views and wood burning stove.

To the rear of the house is an impressive open plan dining kitchen space with bespoke in-frame shaker style cabinetry, central island unit with seating, American style fridge freezer with full height dual temperature wine cooler, Wolf range cooker with chargrill and griddle, quartz work surfaces, and tiled and antique mirrored full height splash backs. This stylish area seamlessly flows into a separate dining space with a real flame wall-hung gas fire, an area for a piano or a desk, and bi-fold doors out to an enclosed terrace area - ideal for entertaining and alfresco dining.

A separate reception room currently used as a study, could be turned into a snug, playroom, dining room or fifth bedroom and has another set of bi-fold doors that lead out onto the terrace. A useful utility room, and w/c with wash basin completes the ground floor accommodation which has underfloor heating throughout.

To the first floor is the principal bedroom with bespoke fitted wardrobes and en suite shower room, two further double bedrooms, and a luxurious house bathroom. Stairs from the landing lead to a fourth bedroom on the second floor with freestanding bath, separate en suite shower room and a secret room under the eaves.

FLOOR PLAN



Total Area: 217.8 m² ... 2344 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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Outside

The property occupies a prime position in close proximity to The Stray. A secure gated entrance, shared with some neighbouring modern townhouses, leads to a generous private parking area for three vehicles in front of the double garage - currently utilised as a gym, home office and storage area that could easily be returned to garaging or into any number of options such as a games room or teenage hangout. The garage building would also lend itself well to being some form of annexe/granny flat - subject to gaining any necessary required planning permissions. An antique door from the parking area reveals the impressive garden, mainly laid to lawn with paved seating areas. This fully enclosed space also benefits from a further private terrace at the opposite side of the house, directly off the dining kitchen and study.

Location

London House is 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.

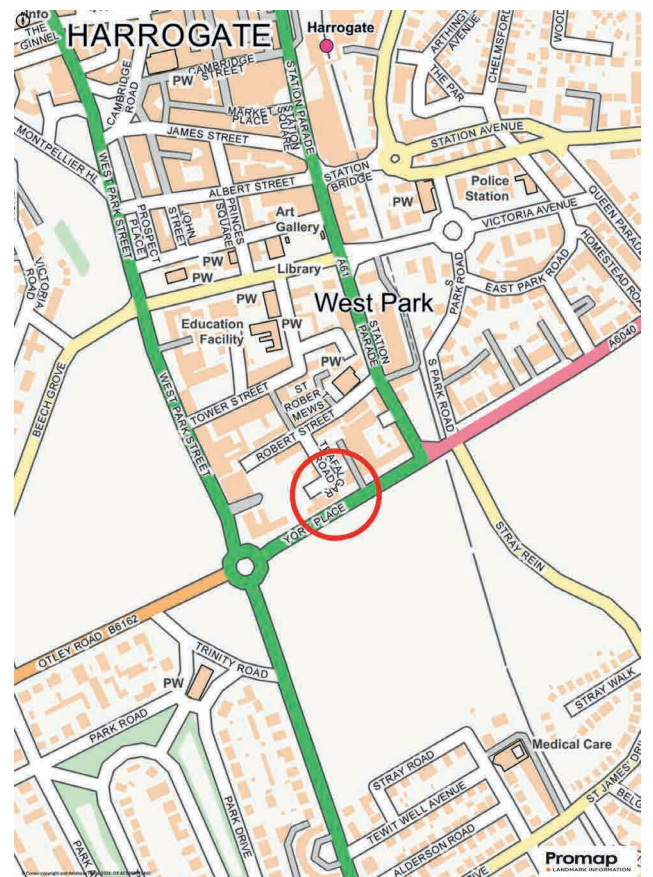
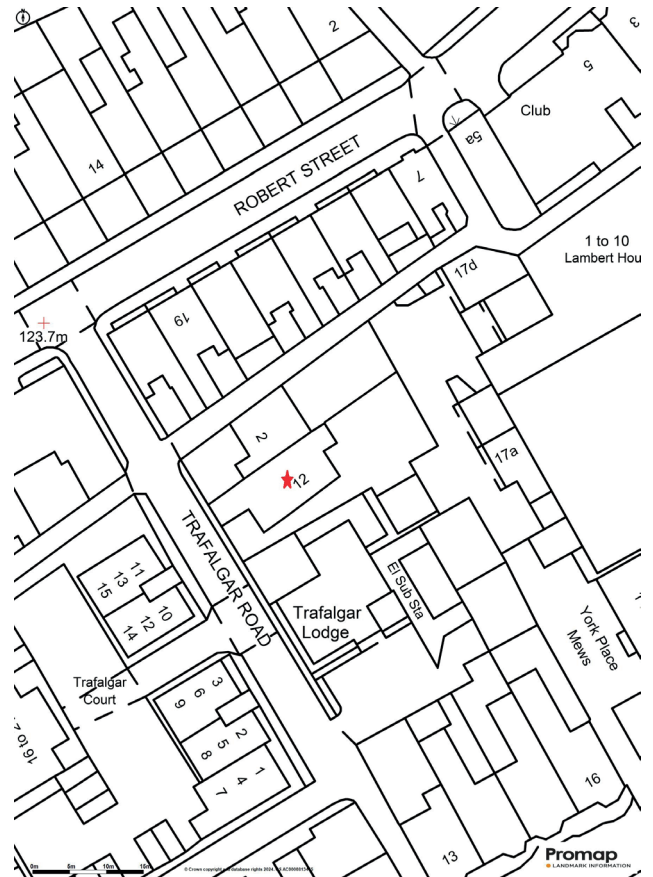
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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