



**Grooms Cottage, St Kevin's Court, Queen's Road, Harrogate, HG2 0HB**

**£550,000**

Offers Over

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A rare opportunity to purchase a high-quality three-bedroom mews house in a quiet setting within the heart of Harrogate. Groom's Cottage offers well-presented accommodation, with the benefit of gas central heating throughout.

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This super cottage also features private courtyard gardens and a single garage. This unique mews house forms part of an exclusive residential development principally comprising private apartments and mews houses, situated just off Queen's Road, close to the famous Stray.

The area is well served by the local shops and services of Cold Bath Road, and Harrogate town centre is within easy level walking distance.





## GROUND FLOOR

Front door leads to –

### ENTRANCE

LOBBY With central heating radiator. Under-stairs storage cupboard.

### DINING ROOM

With tall window to front providing generous natural daylight. Central heating radiator. Ceiling cornice. Slate fireplace and hearth with open grate. Fitted cupboards to left-hand recess. Porcelain tiled floor. Open plan to the kitchen.

### KITCHEN

With window to side. A modern kitchen with a range of quality fitted base cupboards with Corian work surfaces above having inset sink unit plus matching wall-mounted units. Integrated induction hob with extractor hood above, integrated Smeg washer / dryer, integrated microwave and integrated single oven. Integrated Siemens dishwasher plus integrated Siemens fridge / freezer.

### LOUNGE

With two tall windows to front providing generous natural daylight. Central heating radiator. Ceiling cornice and ceiling rose. Attractive marble fireplace with electric fire.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with window to front. Central heating radiator. Full-width wardrobes with sliding doors.

### BEDROOM 2

With window to side. Central heating radiator. Fitted double wardrobe with dressing table adjacent.

### BEDROOM 3

With skylight window to rear. Central heating radiator. Fitted double wardrobe.

### BATHROOM

Skylight window to front. With a modern white designer suite with Villeroy & Boch and Hansgrohe fittings comprising low-flush WC with concealed cistern, designer wash-hand basin and panelled bath, plus separate large shower cubicle with rain shower head and hand-held shower, with sliding glass doors. Half tiled to two walls, plus large wall-mounted mirror and chrome heated towel rail.

## OUTSIDE

The property is situated in the corner of a quiet courtyard development comprising well- maintained gardens for benefit of all the residents. Groom's Cottage, however, also has exclusive use of a private courtyard garden to the side, with flower borders. This courtyard garden has a pleasant aspect and enjoys excellent privacy. The property has the benefit of a SINGLE GARAGE situated in an adjacent suite of garages and use of the residents parking spaces.

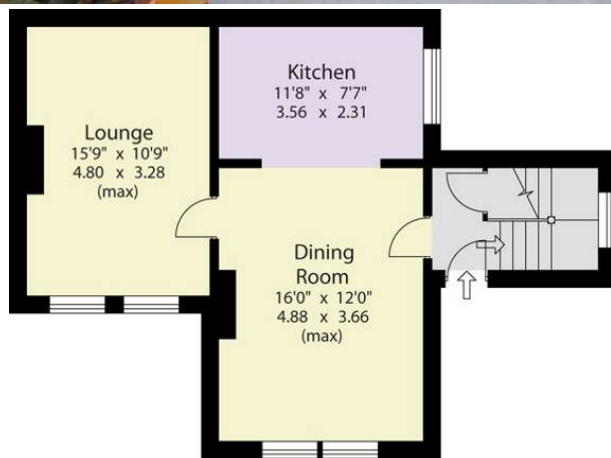
## AGENTS NOTE

Leasehold, having an unexpired term of 105 years. The current service charge is believed to be £181 per quarter. Buildings insurance is paid separately and was approximately £530 for the year (2025). It is understood that the residents of the development all own a share in the Freehold.

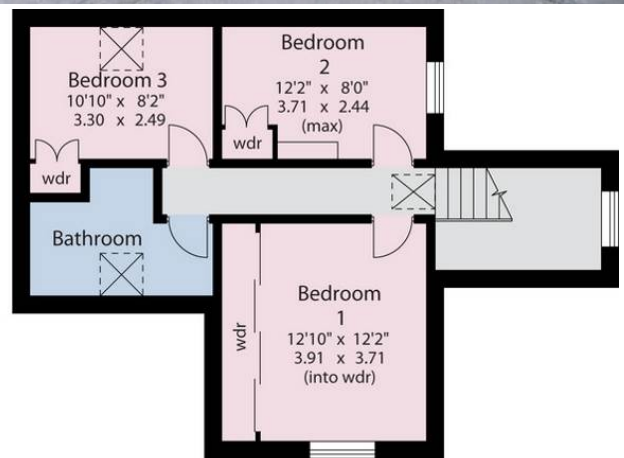
**Tenure** - Leasehold

**Council Tax Band** - E

**EPC RATING** - E



Ground Floor



First Floor

Approx Gross Floor Area = 1059 Sq. Feet  
= 98.20 Sq. Metres

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