



VERITY
FREARSON

15 ST MARY'S WALK, HARROGATE, HG2 0LW

GUIDE PRICE £675,000

15 ST MARY'S WALK,

Harrogate, HG2 0LW

A superb four-bedroom townhouse situated in a prime position along this attractive tree-lined avenue, enjoying a most attractive position on the edge of the Harrogate Stray, within a couple of minutes' walk of the town centre, Cold Bath Road and many fashionable bars, restaurants and shops.

This delightful house offers generous and well appointed accommodation arranged over four levels, with private rear garden.



3 Reception Rooms · Kitchen

4 Bedrooms · Bathroom · Shower Room

Front and Rear Garden · Balcony







ACCOMMODATION

Boasting a sympathetic blend of contemporary design and classic charm, this property offers a truly delightful living experience. With its spacious layout, four bedrooms, two bathrooms and basement kitchen, this home caters perfectly to the needs of a growing family.

Upon entering, you are welcomed into the sleek entrance hall, complete with cast iron radiator, doorway to sitting room/lounge and staircase ahead. The majority of the ground floor is a thoughtfully designed sitting room/lounge, benefitting from an open plan layout that floods the ground floor with an abundance of natural light. This floor, complete with period features including repurposed original fireplace, offers a comfortable space to unwind and entertain. The adjacent balcony presents an idyllic setting to enjoy a morning coffee or evening cocktail, with lovely views of the paved garden and to St Mary's woods. The ground floor is complete with a modern wet room / shower room.

The heart of this home lies in its basement, where you will find a modernised kitchen equipped with integrated appliances, ample storage space, countertops and gas fired AGA. The open plan design allows for seamless integration with the dining area, creating a perfect space for family meals and social gatherings.

This space also doubles up as home cinema with a drop-down projector screen and projector.

Ascending to the upper floors, you will discover four generously sized bedrooms, providing ample space for relaxation and privacy. The elegant master suite offers a tranquil retreat, complete with two large sash style windows and integrated storage neatly surrounding the chimney breast. The additional three double bedrooms are versatile and can be adapted to suit your family's needs. A second family bathroom, beautifully appointed and featuring modern fixtures, completes the first floor.

FLOOR PLAN



Total Area: 183.1 m² ... 1971 ft² (excluding balcony)
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

Step into this enchanting front garden, where a meticulously paved pathway lined with neat box hedges leads you through a symmetrical entrance. Surrounding a captivating central focal point of vibrant purple slate, the mature shrubbery adds depth and visual interest to the landscape. This harmonious balance of structure and natural beauty creates a tranquil and charming space, inviting you into the home.

To the rear a private garden has been finished to a very similar standard. An entirely paved garden split on multiple levels provides a low maintenance, versatile space for alfresco dining, outdoor entertaining, or enjoying the morning sun.

Directions

If entering Harrogate via Leeds Road (A61) Continue straight on at the Prince of Wales roundabout onto West Park. Proceed North and take the left turn onto Montpellier Hill. St Mary's Walk is the first turn on your left-hand side. Proceed over Esplanade crossroad and continue along St Mary's Walk. Number 15 will be found on your left-hand side as indicated by our For Sale board.

Services

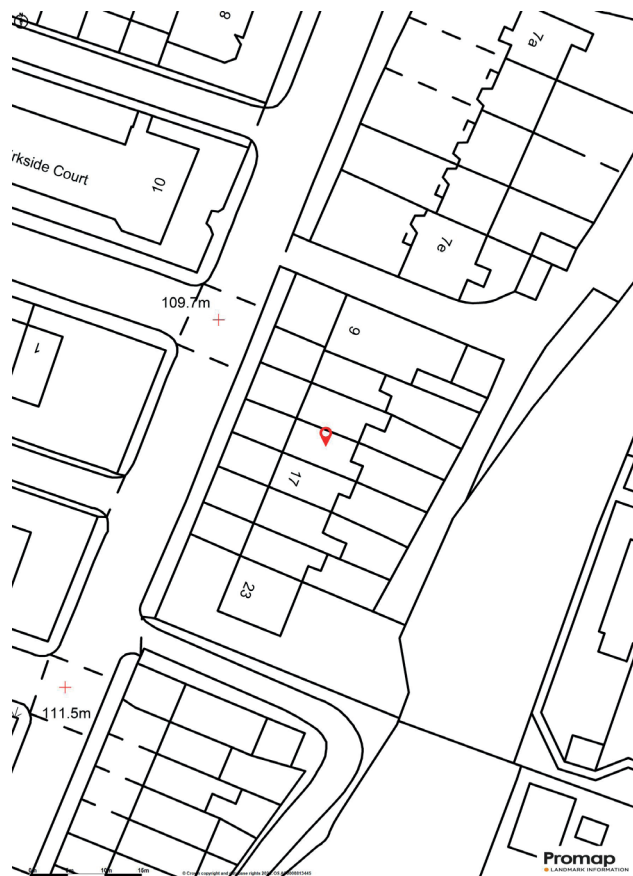
All mains services connected.

Tenure

Freehold

Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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