



VERITY
FREARSON

3 STRAYSIDE MEWS, 2 LEEDS ROAD, HARROGATE, HG2 8AA

OFFERS OVER £450,000

3 STRAYSIDE MEWS, 2 LEEDS ROAD,

Harrogate, HG2 8AA

A spectacular mews two / three-bedroom property forming part of a handsome detached villa situated on the edge of the famous Harrogate Stray, just five minutes' walk from the town centre and associated amenities.

This fabulous home is presented in immaculate order throughout, having undergone a complete renovation in recent months, conveniently situated in an enviable Strayside location with its own private rear entrance, allocated parking space and designated patio area. An internal viewing is essential to appreciate the style and quality of this most individual property.

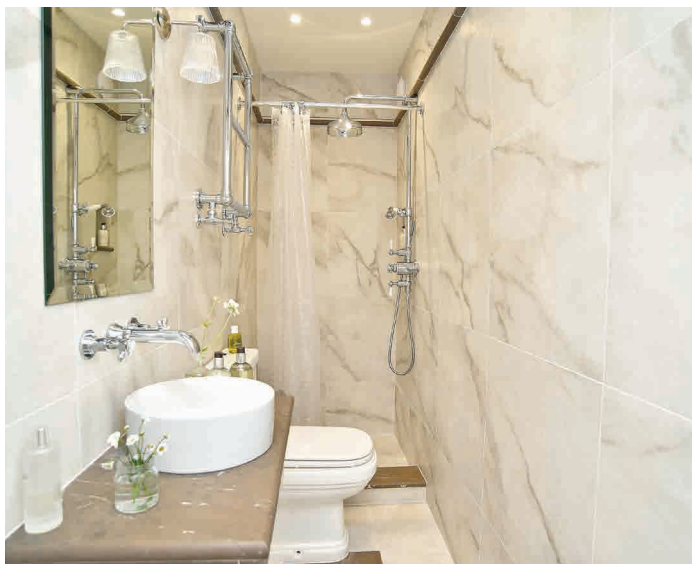


Breakfast Kitchen · Sitting Room · Boot Room / Office / Bedroom

2 / 3 Bedrooms · 2 Bathrooms

Off-Road Parking · Patio Area · Utility Room







ACCOMMODATION

This stunning three-bedroom ground-floor duplex apartment offers over 1,000 square feet of stylish accommodation with gas-fired central heating and new double-glazed windows and comprises -

GROUND FLOOR

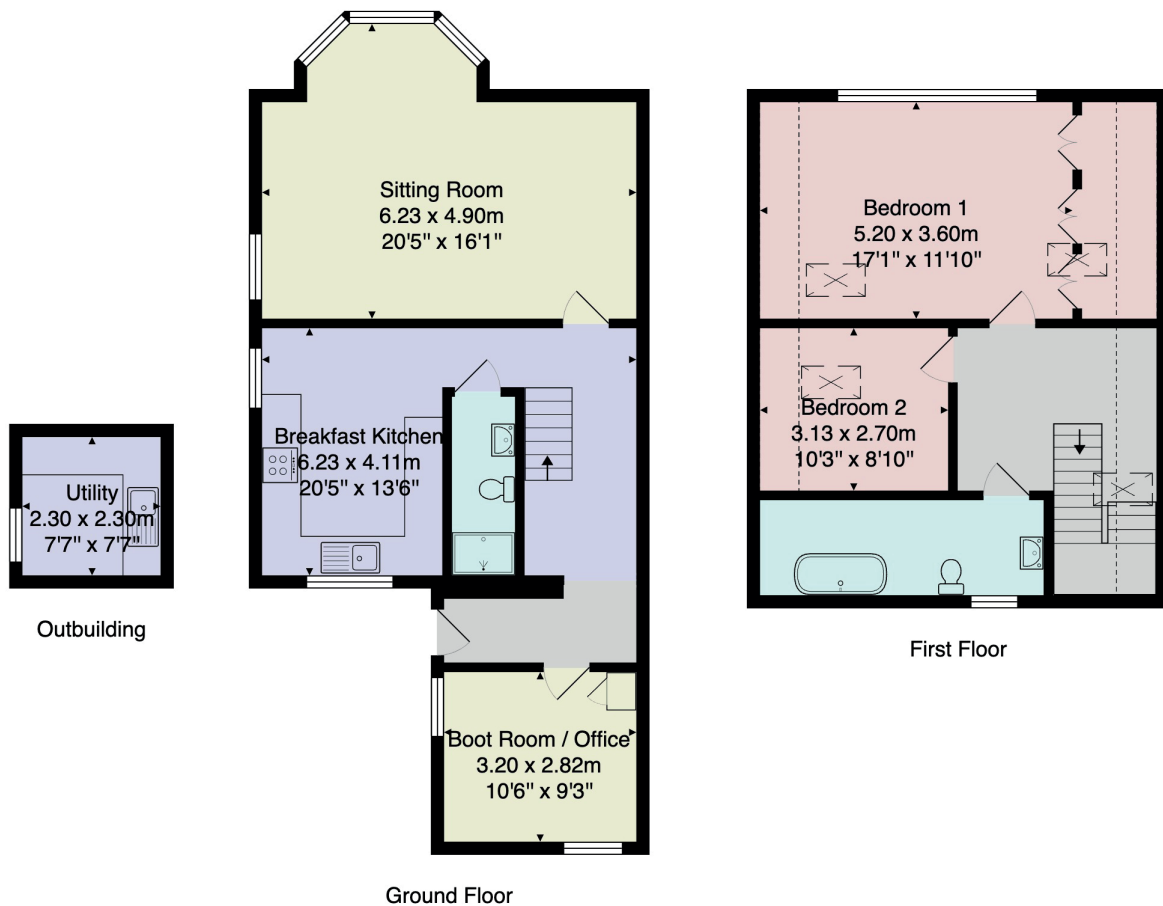
Spacious split-level reception hall with feature customised oak steps.

Office/boot room that could be utilised as a further bedroom. With porcelain tiled floors, utility cupboards, wall mounted cloaks hanging and seating. Main bay-fronted living room with dual aspects. Stunning hand-built breakfast kitchen with integrated appliances, white quartz work surfaces over and heated porcelain tiled floors. Bespoke luxurious shower room finished with hand-carved Italian marble.

FIRST FLOOR

Galleried landing with feature beams, bedroom one with feature beams and fitted wardrobes. Bedroom two and a modern house bathroom with a free-standing bath, marble tiled floors and porcelain tiled walls.

FLOOR PLAN



Total Area: 125.8 m² ... 1354 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

Outside, the property benefits from a rear patio garden area, an allocated parking space and a secure fully fitted laundry and utility room with house boiler.

Services

All mains services connected.

Tenure

Leasehold

Length 166 years

Commenced 1986

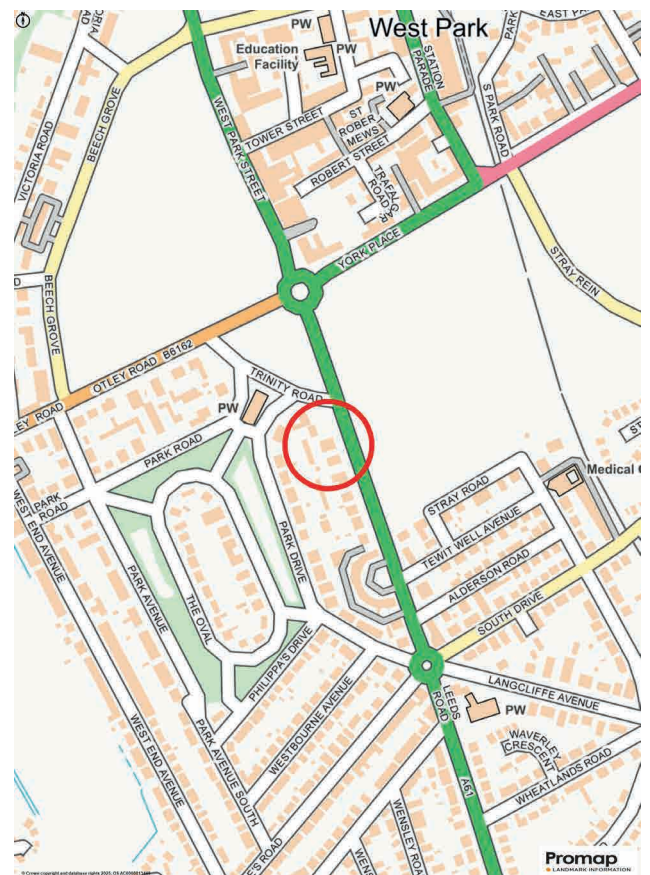
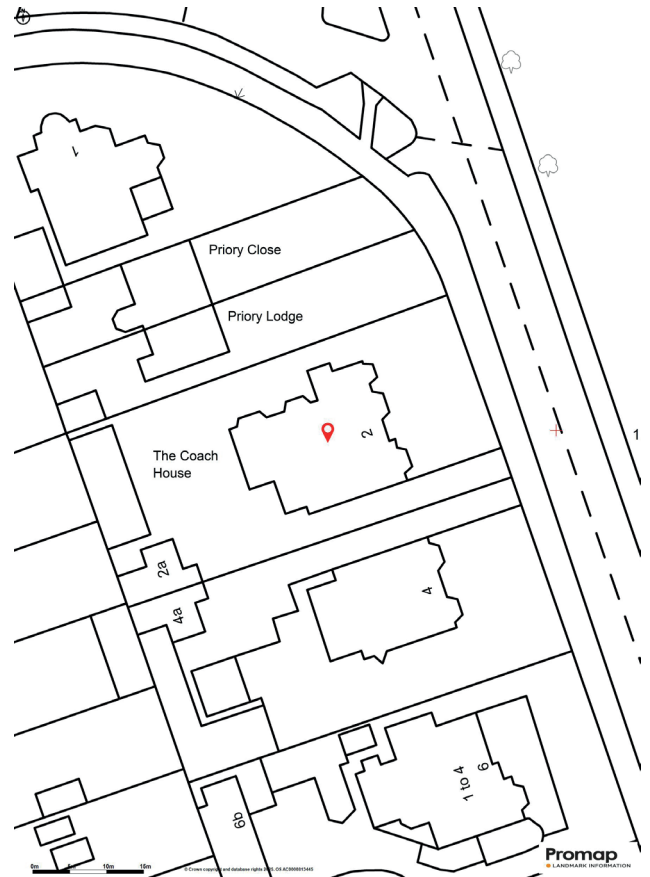
Service Charge: £1916 per annum

Ground Rent: £30 per annum

Pets allowed

Sublet allowed

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Harrogate

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