



Flat 3, 4 Church Square, Harrogate

£550,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A superb four bedroom duplex apartment, forming part of an elegant period building and enjoying delightful views across the famous Harrogate Stray. The property offers spacious accommodation arranged over two floors together with the benefit of a private parking space, and occupies an excellent position within easy walking distance of Harrogate town centre.

Church Square is a highly regarded and picturesque location within Harrogate's conservation area, bordered by the open greenery of the Stray and surrounded by attractive period architecture.

EPC: D. Council Tax: D. Leasehold



The apartment is arranged over two floors and provides generous and flexible accommodation throughout. The first floor opens into an inviting reception hall leading through to a contemporary dining kitchen fitted with a range of wall and base units together with space for a freestanding cooker.

The kitchen opens into a bright and spacious reception room, creating an excellent open plan living and entertaining space with Stray views.

Also on the first floor is a generous double bedroom with large windows on two sides together with a modern shower room.

To the upper floor there are three further double bedrooms, served by a stylish house bathroom.

OUTSIDE

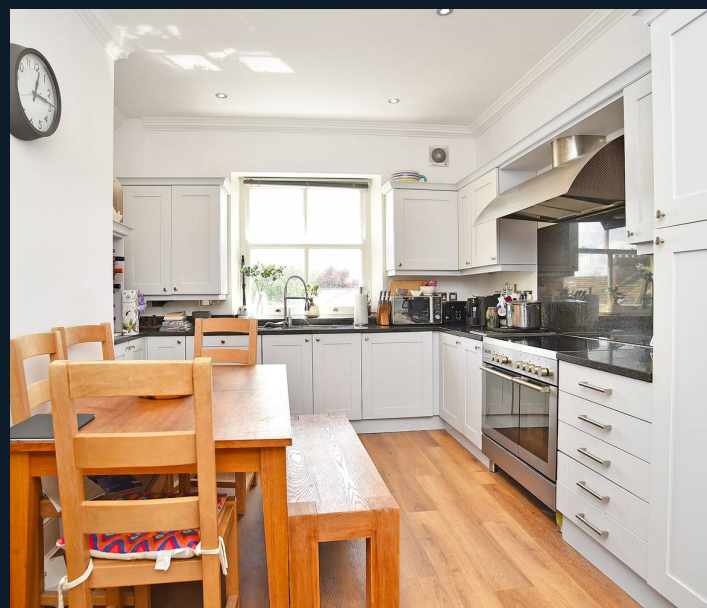
The property benefits from an allocated off-street parking space.

AGENT'S NOTE

We are advised the property is connected to mains services.

The property is leasehold with approximately 987 years remaining on the lease.

A service charge of approximately £100 per month is payable, which includes buildings insurance and general repairs and maintenance.





Total Area: 170.0 m² ... 1830 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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