





2 The Courtyard Devonshire Lane, Harrogate

£325,000 Offers Over

VERITY FREARSON

YOUR AWARD WINNING AGENT

#DARINGTOBEDIFFERENT



A superb two-bedroom stone-built mews house forming part of this highly regarded Stray-side development, with the benefit of an attractive courtyard garden and allocated parking.

This attractive home forms part of a popular modern development and provides generous, high-quality accommodation finished to an excellent standard throughout. The ground floor features a stunning open-plan kitchen and living space with glazed doors opening onto the garden, together with a useful utility area and downstairs WC. Upstairs, there are two good-sized bedrooms with impressive vaulted ceilings and exposed beams, along with a modern house bathroom.

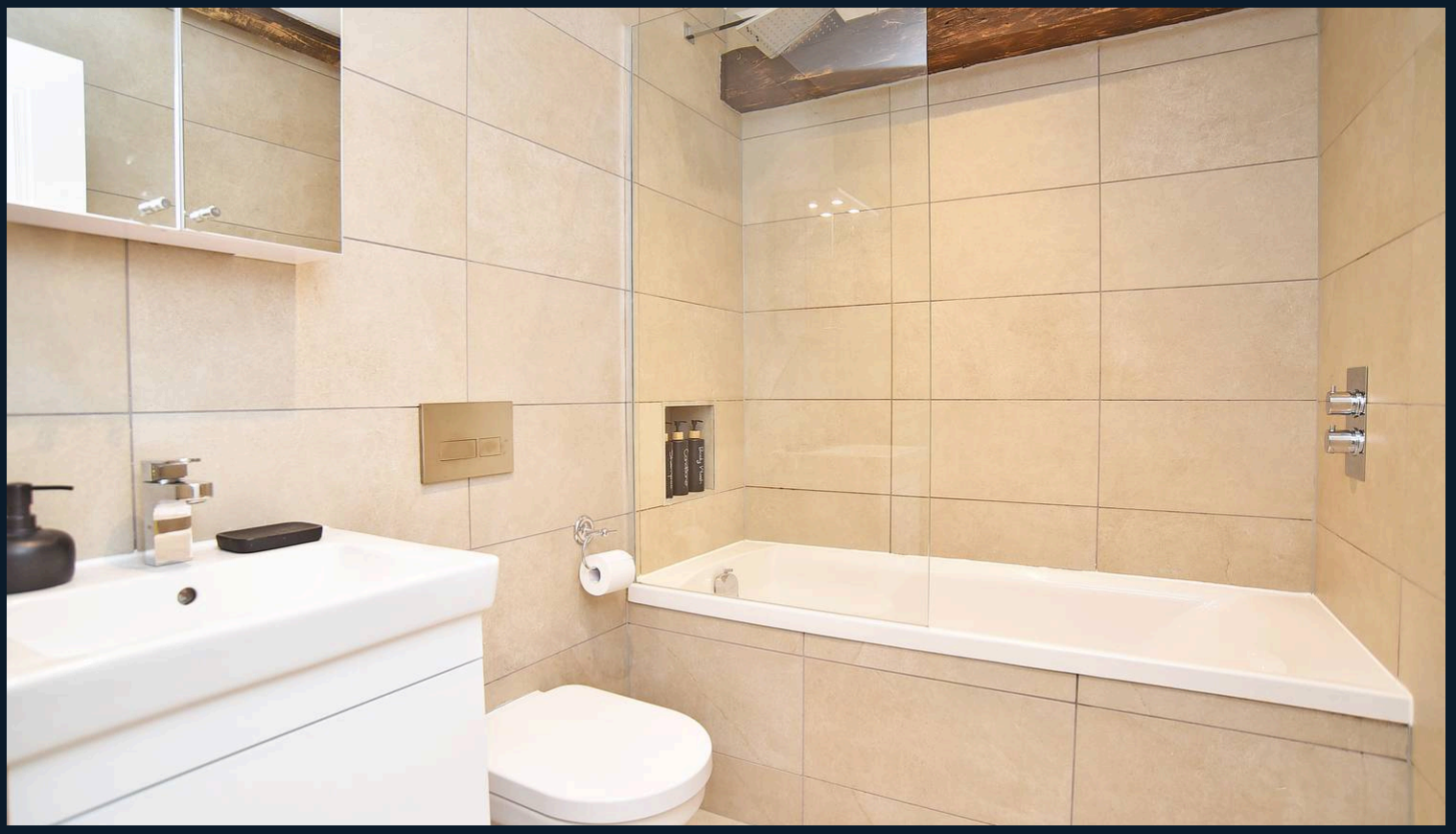
The property is situated in a prime position on the edge of the famous Harrogate Stray, well served by excellent local amenities and just a short distance from Harrogate town centre, making it ideal for both owner occupiers and those seeking a low-maintenance town-centre home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
The ground floor comprises a stunning open-plan kitchen and living space with sitting and dining areas and glazed doors leading out to the front patio garden. The modern kitchen features a range of stylish wall and base units with integrated appliances.

There is also a useful utility cupboard and a downstairs WC.

FIRST FLOOR

On the first floor there are two good-sized bedrooms, each with impressive vaulted ceilings and exposed wooden beams. The main bedroom benefits from an excellent range of built in wardrobes.

There is also a contemporary house bathroom fitted with a bath and shower above.

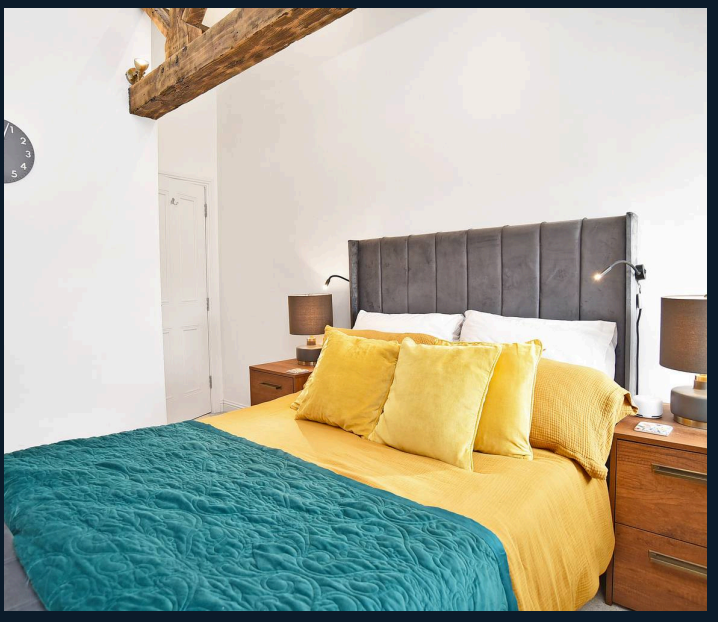
OUTSIDE

Patio area to the front of the property. The property also benefits from an allocated parking space.

AGENT'S NOTE

The property is freehold, although a service charge is payable to maintain the communal areas of the development.

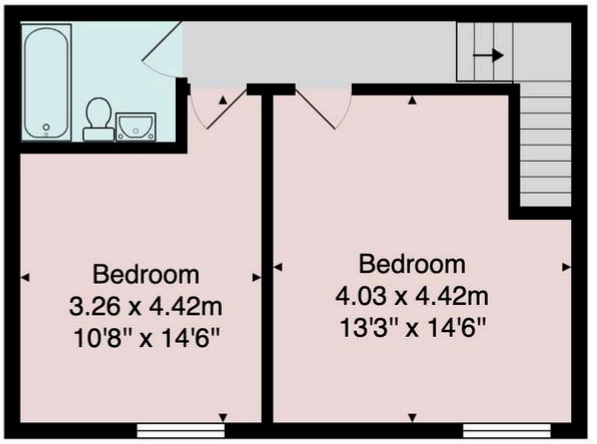
The residents are in charge of the management company which is responsible for maintenance of the common areas.







Ground Floor



First Floor

Total Area: 83.4 m² ... 897 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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