



Kingsmead, Slingsby Walk, Harrogate, HG2 8LJ





# Key Features

- A stunning recently constructed home
- Elegant style with sash windows & high ceilings
- Breathtaking open plan living/dining kitchen
- Three further reception rooms
- Principal bedroom with dressing room & ensuite
- Four further bedrooms with luxury ensuites
- Private landscaped garden with mature trees
- Detached garage block with office/gym above
- A private pedestrian gate & views to The Stray
- Viewing highly recommended



*A truly stunning, discretely positioned, recently constructed detached residence backing onto The Stray in Harrogate.*











Kingsmead is approached via double electric gates to a generous gravelled driveway and detached garage block. This wonderful home perfectly blends traditional architectural style, including sash windows and high ceilings, with modern high specification fittings throughout.

Imposing double doors welcome you into the grand reception hallway with views through double French doors to the rear garden. The reception hallway leads to two generously proportioned reception rooms, a useful boot room with bespoke cabinetry and guest W.C.

The heart of the home is the breathtaking open-plan living, dining and kitchen area spanning the full rear of the property. Bathed in natural light from a lantern roof and garden-facing windows, this space features a large central island, high-quality cabinetry, Calacatta gold quartz worktops, integrated Miele appliances and a Rangemaster cooker. A hidden, fully fitted pantry and a separate utility room add discreet practicality. An inner hallway leads to a further reception room and the boiler/communications room.

A bespoke staircase leads to the first floor and to a light and impressive landing. The principal suite, with views across the garden and The Stray, spans the full width of the property and offers a sleeping area, a fully fitted walk in dressing room by Christopher Metcalfe and a luxury ensuite with freestanding bath, twin sinks, walk in shower and Lusso fittings. There are two further double bedrooms, both with walk through wardrobes and ensuite shower rooms with Lusso fittings.

A further staircase leads to the second floor with a landing area, ideal as a study area, and two further double bedrooms both of which have ensuite shower rooms.

Across the driveway is a detached garage block, which can comfortably accommodate two large vehicles. An internal staircase leads to a versatile upper-floor room perfect as a home office, studio or gym.

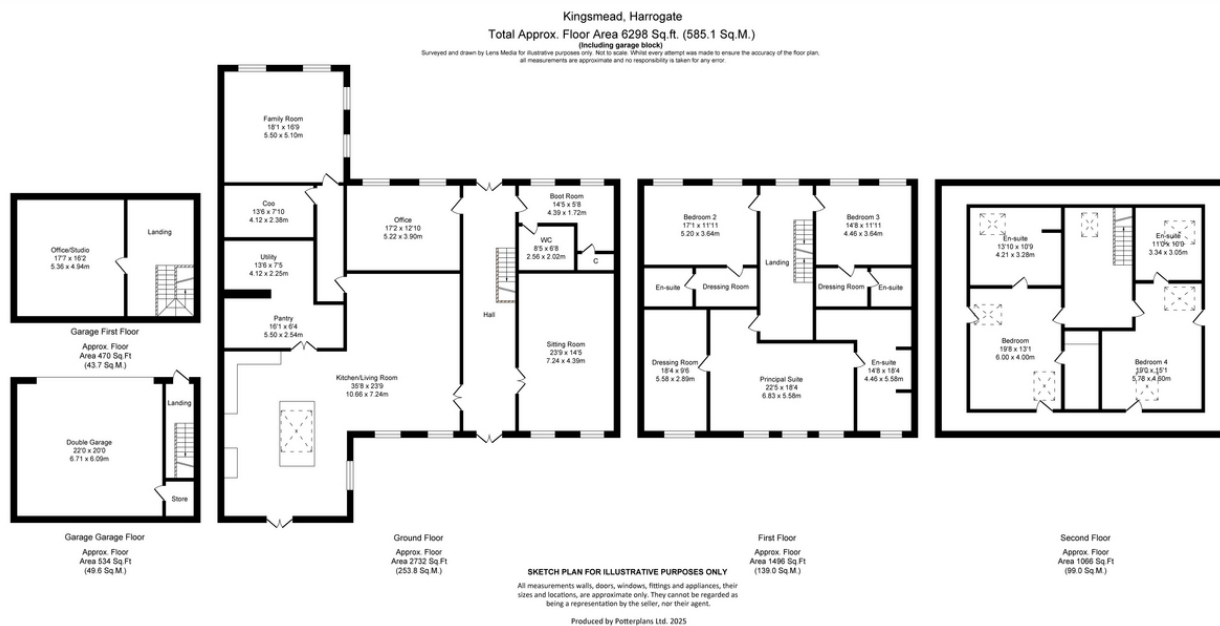
The landscaped gardens have been meticulously designed with mature trees, established borders and subtle outdoor lighting. A stone-paved terrace runs the full width of the house, offering an elegant setting for dining and entertaining. A private pedestrian gate provides direct access onto The Stray.

Kingsmead enjoys a prestigious position within Harrogate's conservation area, on the sought after south side of the town centre, combining rare privacy with easy access to great schools, boutiques, cafés and amenities for which Harrogate is renowned.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

N.B. The property's current council tax is under review.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	86	88	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure Type:** Freehold  
**Council Tax Band:** TBC  
**Council Authority:** North Yorkshire Council

