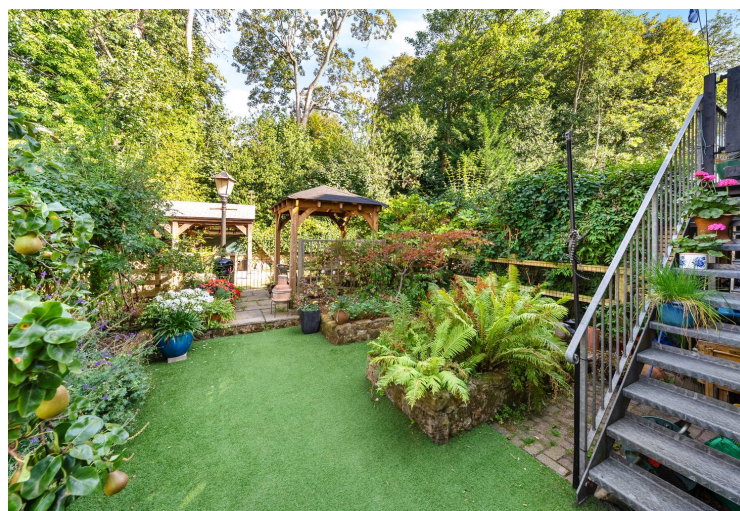




25 St Mary's Walk, Harrogate

£750,000 Freehold

**VERITY
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A beautifully presented four-bedroom period townhouse occupying a highly desirable and exceptionally convenient position close to the excellent amenities of Cold Bath Road and within easy walking distance of Harrogate town centre. Arranged over four floors, this super family home combines attractive period features with stylish contemporary accommodation and benefits from a generous enclosed rear garden, along with private off-street parking. An internal inspection is advised to appreciate quality and scale of this property.

St Mary's Walk is one of Harrogate's most sought-after residential locations, perfectly placed for the independent shops, cafés and restaurants of Cold Bath Road, the Valley Gardens and the Stray, together with the town centre's extensive amenities and rail links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



GROUND FLOOR

A welcoming reception hall leads into a well-presented sitting room with an attractive fireplace, fitted shelving and a large bay window overlooking the front garden.

To the rear of the property is a superb dining kitchen with utility area, providing an excellent space for everyday family living and entertaining. Patio doors open directly onto a raised decked sun terrace.

The kitchen is fitted with a stylish range of contemporary wall and base units along with integrated appliances, a kitchen island and an attractive period fireplace.

LOWER GROUND FLOOR

The lower ground floor provides excellent additional and highly versatile accommodation.

There is a useful store/garage area along with a study area and a separate snug, ideal as an additional sitting room or playroom.

FIRST FLOOR

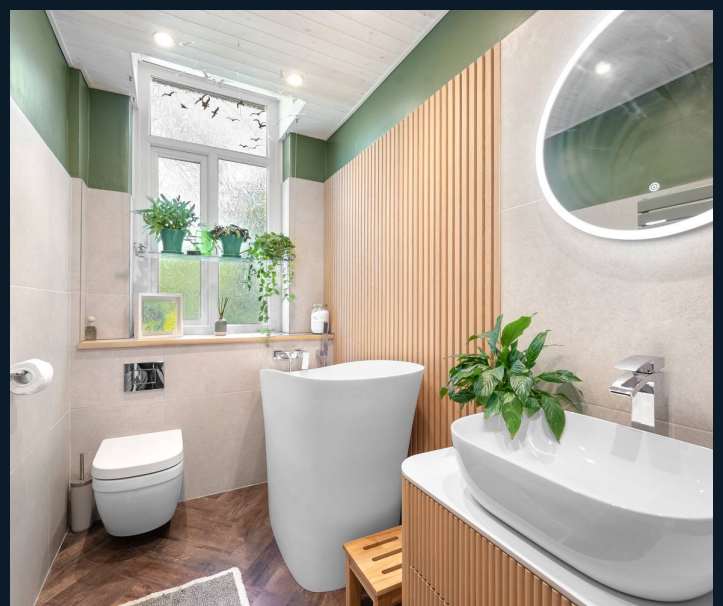
On the first floor there are two generous double bedrooms, the master having the added benefit of a walk-in wardrobe. The family bathroom is fitted with a modern white suite comprising a WC, washbasin set within a vanity unit and bath. There is also a separate shower room.

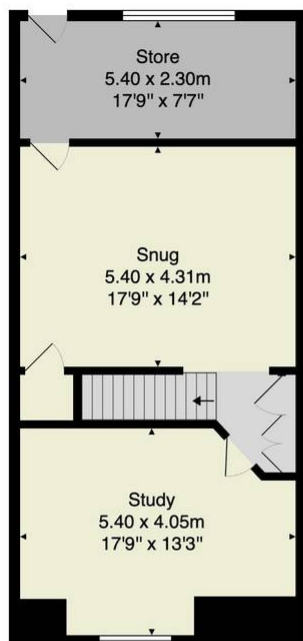
SECOND FLOOR

The second floor provides two further bedrooms together with a contemporary shower room fitted with a WC and shower.

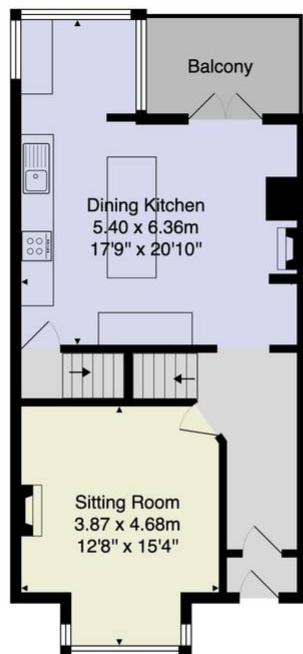
OUTSIDE

Outside, to the front of the property is an attractive garden with lawn, well-stocked planted borders and a pathway leading to the front

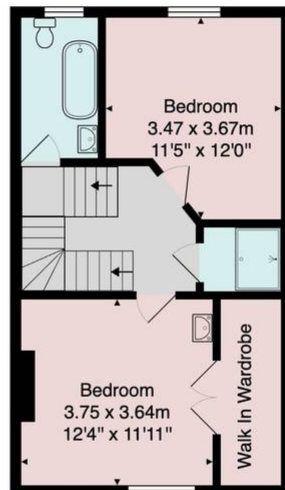




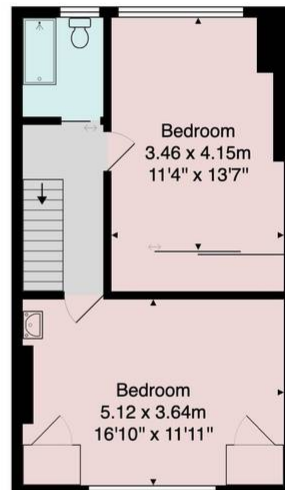
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 188.6 m² ... 2030 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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