



## 22 Church Square, Harrogate

£325,000

**VERITY  
FREARSON**

**YOUR AWARD  
WINNING AGENT**

**#DARINGTODIFFERENT**



An attractive and beautifully proportioned Grade II listed two-bedroom, two-bathroom period residence with enclosed courtyard garden, occupying a prime position overlooking the famous Harrogate Stray.

This charming home combines heritage character with modern comfort, offering well-balanced accommodation arranged over three floors, together with a delightful private courtyard and uninterrupted views across one of Harrogate's most iconic green spaces.

#### **Outside**

The property is approached via an attractive covered entrance with traditional detailing and wrought iron gates, enhancing both privacy and character.

To the rear is a fully enclosed courtyard garden, laid predominantly with stone paving for ease of maintenance and bordered by whitewashed walls, creating a sheltered and private outdoor setting. Mature planting and potted shrubs add colour and interest, while a useful outbuilding provides practical storage. The courtyard offers a charming and tranquil retreat, ideal for outdoor seating and entertaining.

#### **Location**

The property occupies a delightful and highly sought-after position enjoying uninterrupted views across the famous Harrogate Stray, approximately 200 acres of protected parkland at the heart of the town. Harrogate town centre is within comfortable walking distance and provides an excellent range of boutiques, restaurants, cafés and everyday amenities. The town also offers highly regarded schooling and strong transport connections, including rail services to Leeds and York with onward links to London. This exceptional Stray-side setting offers the rare combination of open green outlook and immediate town centre convenience.

Council Tax band: E

EPC: D Tenure: Freehold



#### Accommodation

A covered entrance leads into a welcoming reception hall with ground floor WC.

The elegant sitting room is a beautifully proportioned space featuring high ceilings with decorative cornicing and a charming period fireplace forming a central focal point. A large window to the front elevation allows excellent natural light, enhancing both the sense of space and the room's inherent character.

To the rear, the property has been thoughtfully extended to create a bright and sociable open-plan dining kitchen, very much the heart of the home. The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces and integrated double ovens. A skylight overhead, together with a window and glazed door, floods the space with natural light and provides access to the courtyard garden. The adjoining dining area sits comfortably beneath an attractive archway, creating a seamless flow between cooking and entertaining spaces.

#### First Floor

To the first floor are two well-proportioned double bedrooms, both enjoying excellent ceiling height in keeping with the property's period origins.

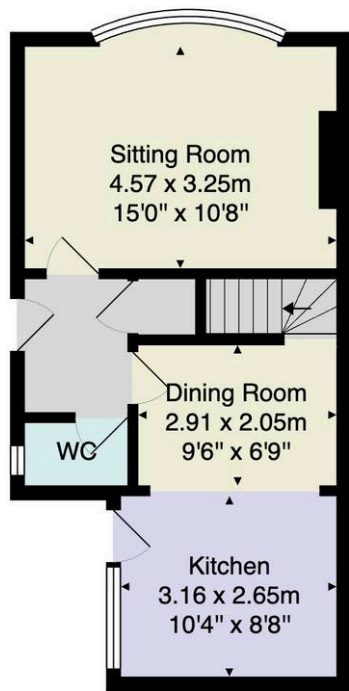
The principal bedroom is particularly spacious and benefits from an en-suite bathroom, providing privacy and convenience.

The second bedroom is served by a well-appointed house bathroom fitted with a white suite comprising bath with shower over, pedestal wash basin and WC.

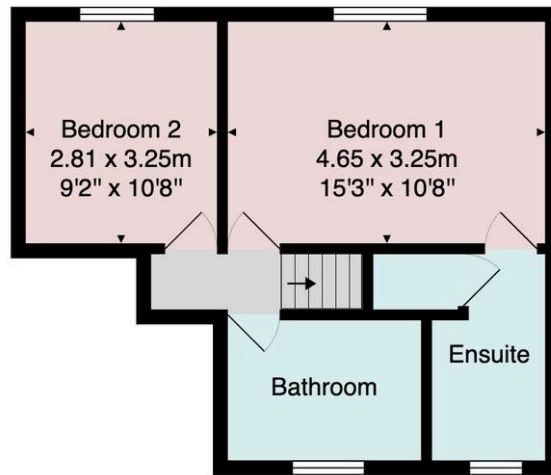
#### Loft Room

A fixed staircase rises to a fully boarded loft space with roof window.





Ground Floor



First Floor

Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

