



Flat 1, Strayside Mews, 2 Leeds Road, Harrogate

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# Flat 1 Strayside Mews

## 2 Leeds Road

### Harrogate HG2 8AA

A stylishly presented, duplex apartment forming one part of a handsome period villa, with a communal garden to the front and a private courtyard garden, in a prime location close to the town centre with views overlooking The Stray.

Harrogate mainline station 0.6 mile, Ripley 4.3 miles, A1(M) Jct 47 8 miles, Leeds Bradford Airport 11 miles, Leeds 14.7 miles, York 21 miles

Reception hall | Drawing room | Sitting room/ bedroom 3 | Kitchen/dining room | Principal bedroom with dressing area & en suite bathroom | Second bedroom with en suite shower room | Wet room | Loft storage | Garden store | Allocated parking space | Courtyard garden | EPC rating D

#### The property

With the benefit of the high-ceilinged rooms, decorative cornicing, and lofty bay windows, consistent with the property's fine Victorian architecture, Apartment 1 Strayside Mews offers spacious, light, airy and versatile accommodation which is arranged over two levels. Period characteristics are complemented by contemporary interior design, with the reception hall giving access to a generous and elegant drawing room which extends into the bay recess and centres around a feature fireplace. The kitchen/dining room has an extensive range of sleek, modern cabinetry, with stonework surfaces. The dining area has ample space for a good-sized table and chairs and enjoys a setting beside the triple windows overlooking the front garden and The Stray beyond.

The bedroom accommodation is arranged across the ground and lower levels, with the two lower-level rooms having the advantage of fitted wardrobe storage and the luxury of stylishly

appointed en suite facilities. The principal bedroom also benefits from an additional dressing area. The third bedroom is accessed from the reception hall on the ground floor and is filled with natural light courtesy of the vast bay aperture, with a chic wet room being situated immediately adjacent. This room is multipurposed and can be used as an additional sitting room if required. The apartment also has the added benefit of loft storage space above the reception hall.

#### Outside

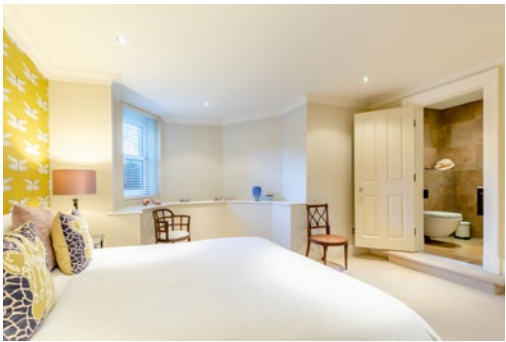
A door from the kitchen gives direct access to the outside, with steps leading down to a private paved courtyard setting which offers opportunities to sit and relax and provides space to display floral and fragrant potted plants. The frontage of Strayside Mews is landscaped with areas of lawn, a pathway which extends around to the side of the building and an attractive collection of clipped evergreen and topiary shrubs. The property has an allocated parking space with additional parking available on-street in adjacent Trinity Road.

#### Location

The desirable Harrogate is a popular spa town which offers a street-scene showcasing Georgian and Victorian architecture. Strayside Mews enjoys an idyllic position opposite the 200 acres green open space of The Stray, whilst also being a mere half mile from the town centre which has excellent shopping, leisure, and cultural facilities, plus a number of supermarkets and the world-renowned Bettys Café Tea Room. Leeds Road local amenities are also within close proximity and includes a Sainsbury's Local, a M&S Simply Food store, a pharmacy, bars, and restaurants. Rail services can be accessed at Harrogate station for journeys to Leeds, York, and London Kings Cross (2 hours 54 minutes), with services also available from nearby Hornbeam Park. The area is well connected by road with the A59 linking to the A1(M) for onward journeys northwards to Edinburgh and London to the south. There is also a superb choice of schools, both state and independent, within Harrogate and the surrounding areas.









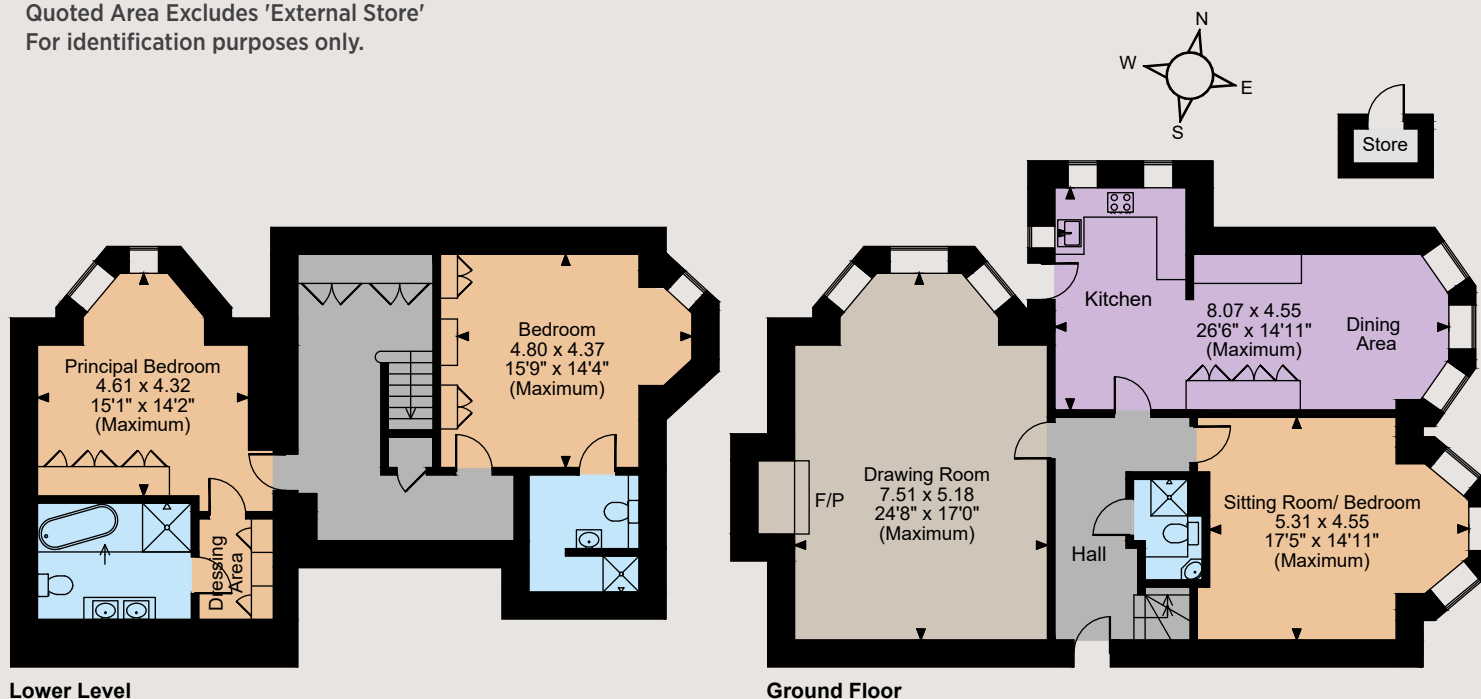
## Floorplans

Strayside Mews Leeds Road, Harrogate

Internal area 1,922 sq ft (179 sq m)

Quoted Area Excludes 'External Store'

For identification purposes only.



## Directions

From Strutt & Parker office turn left onto Princes Square and left onto Victoria Avenue. At the traffic lights, turn right onto Station Parade/A61, and right again to join York Pl/A61. At the Prince of Wales Roundabout, take the 1st exit onto Leeds Rd where the property will be found on the right.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity, gas, water & drainage.

**Council Tax:** Band F

**Tenure:** Leasehold, 200 years from 01 May 1986

**Service Charge:** £3,000 per annum approx. including ground rent.

**Guide Price:** £700,000

## Harrogate

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