

Fairlawn Court
25 York Place, Harrogate



Strutt
& Parker

Land and property. Since 1885.

An exquisite three-bedroom apartment within a handsome period residence. Perfectly positioned at one of Harrogate's most prestigious addresses, overlooking the iconic Stray.

This impressive ground-floor apartment offers spacious, flexible living while retaining exquisite period character, including ornate cornicing and decorative detailing throughout.

The reception rooms comprise a 24ft drawing room—bathed in natural light via a tall bay window—featuring a fireplace and intricate ceiling plasterwork. Double doors lead to the formal dining room, finished with elegant parquet flooring. A discreet office space is located in the inner lobby which leads to the private terrace. At the rear of the home is a traditional breakfast kitchen that is equipped with shaker-style units, a split butler sink, an integrated oven and gas hob and an Aga, as well as space for a breakfast table for informal dining. Additional storage space is available in the adjoining utility room and also in the fully tanked wine cellar.

The ground-floor accommodation includes three well-presented bedrooms: two generous doubles and one single. The principal bedroom features a front-facing bay window and an en suite shower room, while the second bedroom benefits from extensive built-in wardrobes. A modern family bathroom serves the home, featuring both a bathtub and a separate walk-in shower.

Externally, the property enjoys beautifully landscaped communal gardens overlooking the expansive greenery of The Stray. The front garden offers manicured lawns, vibrant borders, and a private terrace. To the rear, there is parking within the communal courtyard with an additional area of patio, and a double garage accessed via South Park Road.



Location
Located on the coveted York Place, Fairlawn Court offers a lifestyle of ease and elegance. The property is perfectly placed to enjoy the very best of Harrogate; from the morning ritual of a coffee in the town's independent cafés to afternoon walks across the iconic Stray. With its blend of architectural charm and proximity to high-end amenities, this location represents the pinnacle of Harrogate living.

The town boasts a wealth of fine Georgian and Victorian architecture, and has a shopping centre, arcade and wide range of independent retailers as well as supermarkets, the world-renowned Bettys Café Tea Room and sports facilities including cricket, tennis, rugby, football and squash clubs and five nearby golf courses.

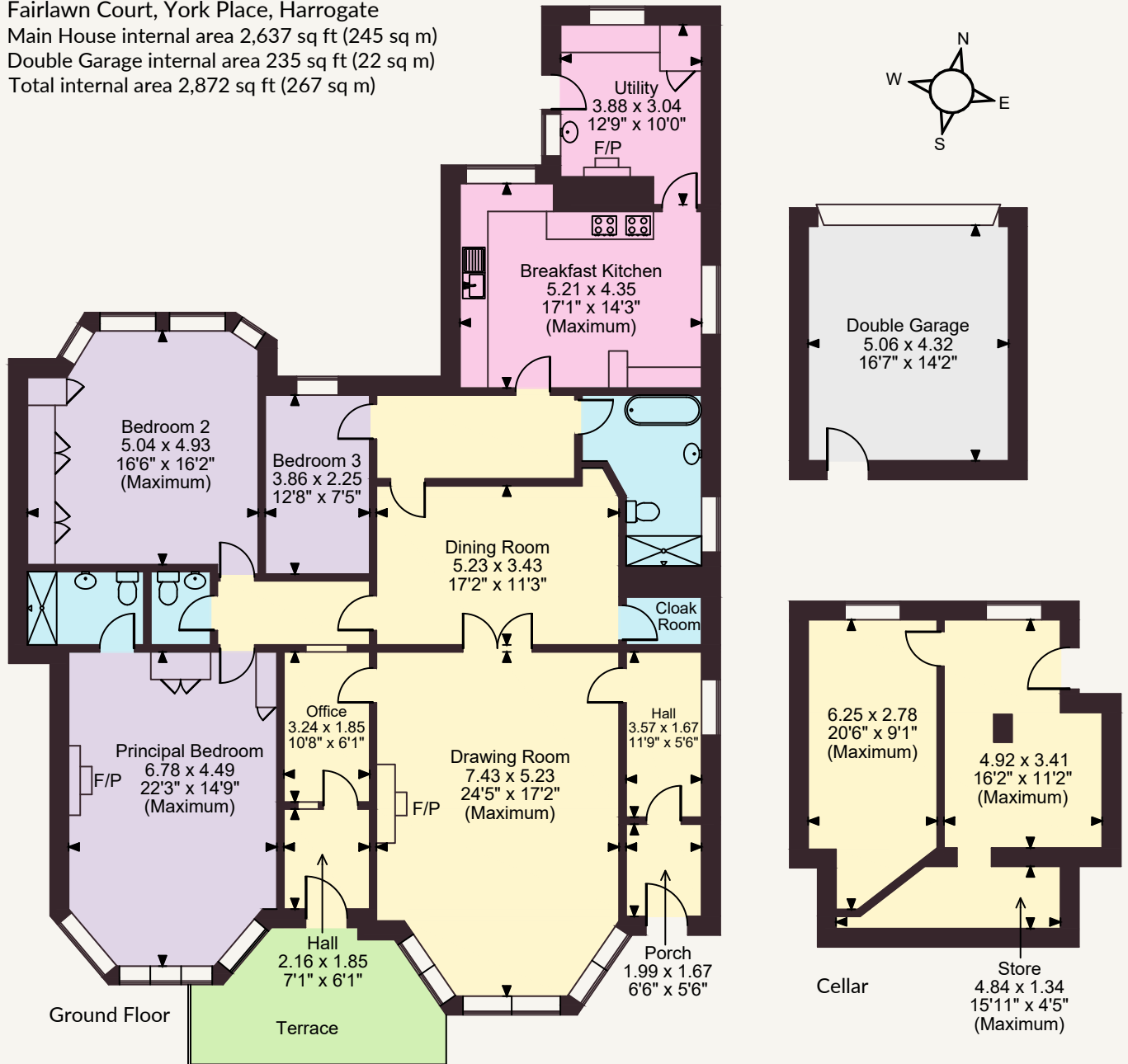
Communications links are excellent: regular bus services link Harrogate to Ripon and Leeds. The A61 links to the A1(M), providing access to the north and south of the country and the motorway network. Harrogate mainline station offers direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights.

Postcode: HG1 5
General
Local Authority: North Yorkshire County Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: E
Tenure: Leasehold 999 years from 2 December 2008
Service Charge: Service Charge for the year ending 30th June 2026 was £4,111.73.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,637 sq. ft (245 sq. m)
2 reception rooms
3 bedrooms | 2 bathrooms
Double garage
Private terrace
Overlooking the Stray

Offers over £950,000

Fairlawn Court, York Place, Harrogate
 Main House internal area 2,637 sq ft (245 sq m)
 Double Garage internal area 235 sq ft (22 sq m)
 Total internal area 2,872 sq ft (267 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8700797/LWA

Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274 | harrogate@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared August 2026.