



**1 CHURCH SQUARE**  
Harrogate

**Carter Jonas**

# 1 CHURCH SQUARE, HARROGATE, HG1 4SP

The Stray - Immediate frontage  
Harrogate Town Centre - ½ mile  
A1(M) (Junction 45) - 6½ miles  
Leeds City Centre - 16 miles

## GROUND FLOOR

Entrance hall · Cloakroom · Dual aspect sitting room with stunning ornate fireplace · Dining room with feature fireplace · Breakfast kitchen with Aga, central island and door to the garden

## FIRST FLOOR

Principal bedroom with open shower, vanity area and fitted wardrobes · Bedroom two with an en suite bathroom  
Bedroom three with en suite shower room

## SECOND FLOOR

Bedroom four with fitted wardrobes · Bedroom five · House bathroom

## LOWER GROUND FLOOR

Family room with feature fireplace · Spacious utility room  
Store rooms · External passageway with additional storage

An immaculately presented Grade II listed period end terrace Georgian property with stunning views over The Stray parkland, providing well-proportioned family accommodation arranged over four floors. It occupies a superb and convenient position in close proximity to the town centre sitting within one of the oldest parts of Harrogate surrounded by The Stray.

**OCCUPYING A SUPERB CENTRAL POSITION WITHIN THE BEAUTIFUL SPA TOWN OF HARROGATE, OVERLOOKING AND SURROUNDED BY THE TOWN'S RENOWNED STRAY PARKLAND. THIS BEAUTIFULLY PRESENTED FIVE DOUBLE BEDROOM GRADE II LISTED GEORGIAN END TERRACE HOME OFFERS GENEROUSLY PROPORTIONED FAMILY ACCOMMODATION ARRANGED OVER FOUR FLOORS, RETAINING ORIGINAL FEATURES.**



The accommodation offers beautifully presented living space comprising a sitting room, formal dining room and a well appointed breakfast kitchen — ideal for both family life and entertaining.

To the upper floors, the principal bedroom is a particular highlight, enjoying glorious views across The Stray and featuring an open shower area with wash hand basin and fitted wardrobes. There are four further bedrooms, two of which benefit from en suite facilities, along with a house bathroom on the second floor.

The lower ground floor offers a versatile family room, a spacious utility room and two further external store rooms to the rear.

Outside, A beautiful south facing walled garden paved with Yorkshire stone flags interspersed with various flower beds and large gates to the street offers the additional option of off street parking for one vehicle.

## ADDITIONAL INFORMATION

**Tenure:** The property is understood to be freehold and will be sold with vacant possession on legal completion.

**Viewing:** Strictly by appointment through the selling agents: Carter Jonas - 01423 523423

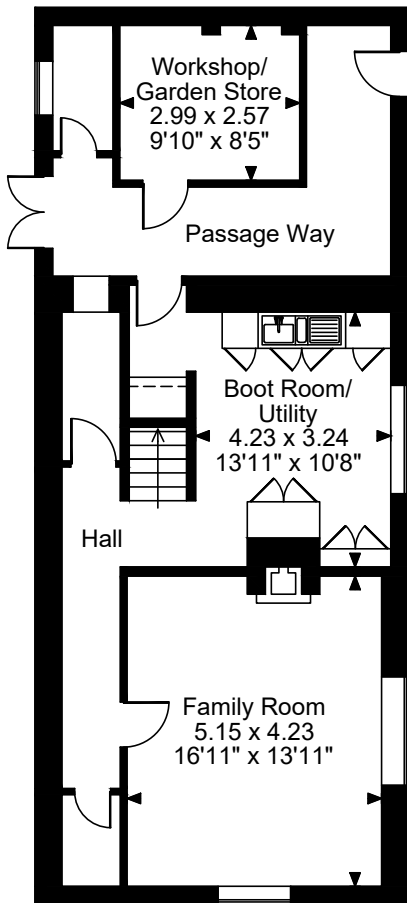
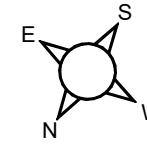
**Directions - HG1 4SP:** Entering Harrogate via Wetherby Road, proceed straight over the Empress Roundabout and take the first left onto Church Square. The property will be found as the last house in the second terrace on the left.



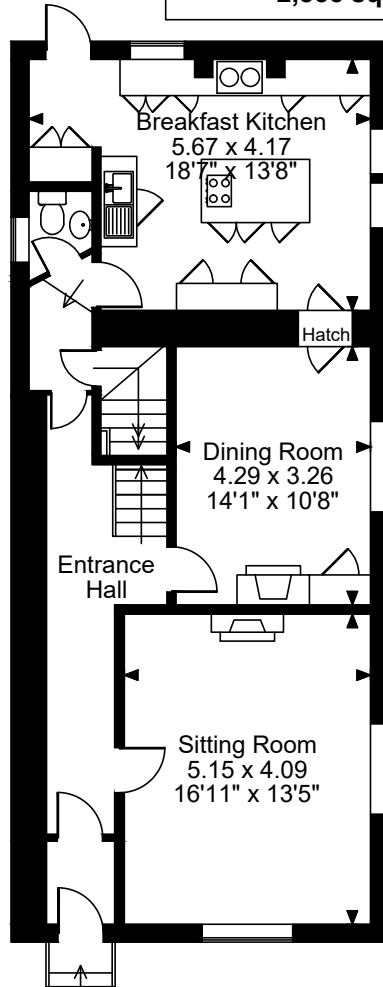




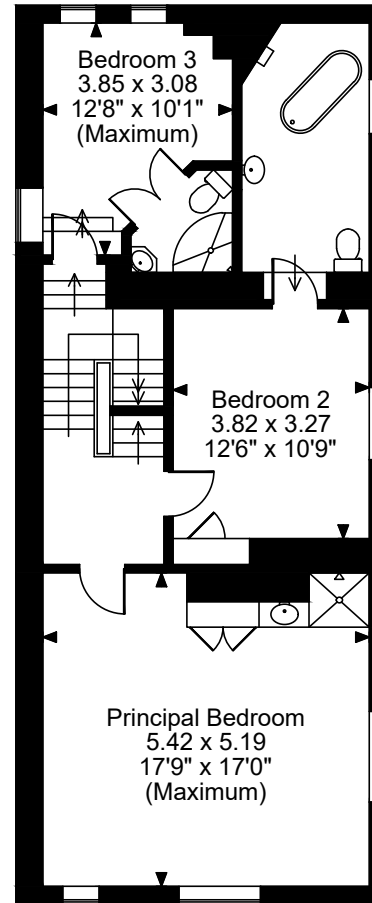
**1 Church Square, Harrogate**  
**Approximate Gross Internal Area**  
**2,855 sq ft / 266 sq m**



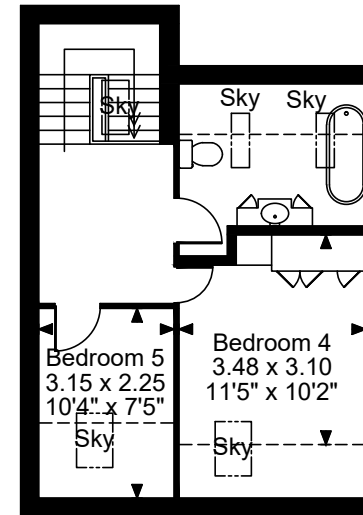
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77
55-68	<b>D</b>	58	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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