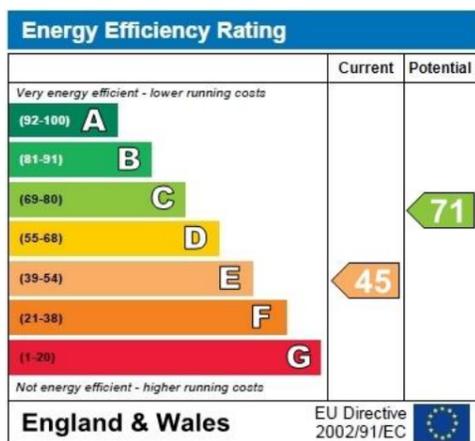


Approximate Gross Internal Area
353.6 sq m / 3806 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed down the Skipton Road from the Empress roundabout taking a right at the main traffic lights into Devonshire Place, where Devonshire House can be found on the left hand side overlooking the Stray parkland.



Devonshire House, 28 Devonshire Place, Harrogate

Guide price £995,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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SALES & LETTINGS

Devonshire House, 28 Devonshire Place, Harrogate, North Yorkshire, HG1 4AD

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A fabulous 5 bedroom Georgian town house with spectacular, carefully restored accommodation offering a huge amount of flexibility, with a lower ground floor, which could be re-configured to create a 1 bedroom self contained flat for a nanny, relative or teenager. Impressive first floor drawing room with panoramic Stray views and a wonderful, rear walled courtyard garden, ideal for entertaining.

Completely restored in 2003 the property offers imposing accommodation, presented to high standard, with tall sash windows and gas fired central heating comprises in brief. Entrance porch, main reception hall with arched corbel and porcelain tiled floors, dining room with high ceiling cornice and rose. Picture rail and wall lights. Stair lift installed for any dependant relative. Breakfast kitchen with a range of 'Shaker' style units with integrated appliances, stripped wooden floors and ceiling spotlighting. Rear hall and guest w/c. Snug with a recessed Yorkshire range and door to the rear garden. Lower ground floor, hall area, office, bedroom, utility room with door to outside and store. First floor landing, main drawing room with dual elevated aspects across the Stray, Feature white marble fireplace with a recessed coal effect fire, stripped wooden floors, recessed arched alcoves and ceiling roses. Wall lights.

Recessed cupboards. Study and house bathroom with a separate shower room, twin wash hand basins and porcelain tiling. Bedroom and en-suite shower. Second floor landing, master bedroom with dressing room with a marble fireplace. Bedroom with wardrobe. Third floor landing, this floor could lend itself to a nanny or teenager and comprises, large bedroom and living area, shower room and eaves storage. Outside there is a front forecourt behind a secure wrought iron gate. Enclosed rear walled courtyard garden ideal for garden furniture. Raised rockery's and outside lantern lighting. Pedestrian gate and passage leading to Devonshire Place. There is a disabled parking space outside on street.

A convenient parade of shops with a few minute can be found on Westmoreland Street, including butchers, hairdressers and coffee shops. The fashionable conference town of Harrogate is around a 10 minute walk and offers a wide variety of shops & restaurants. The train station and central bus stations are a 7 minute walk away ideal for the daily commuter travelling into Leeds & York. The Stray encloses the central area of the town on three sides and is directly accessed from the front of the property - it remains one of the most attractive features of Harrogate.



Bus
5 minutes by foot



Main Roads
A1M 6.9 miles



Train
Harrogate 0.6 miles



Airport
Leeds Bradford 12.9 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Mains water, electricity, drainage and gas are connected to the property. The heating is via a gas fired system.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Freehold