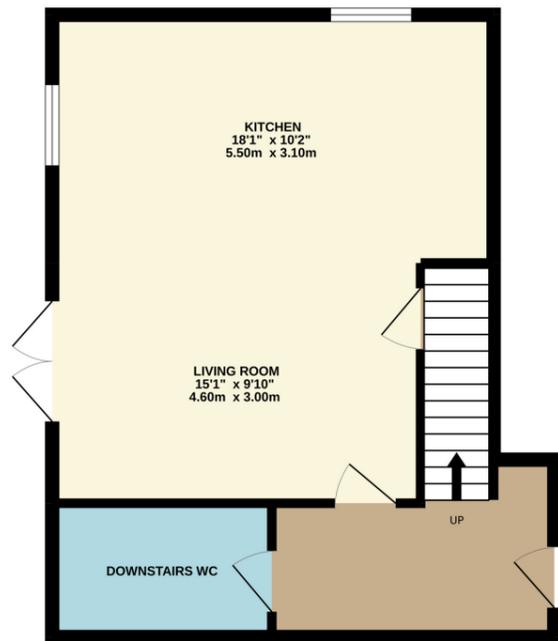
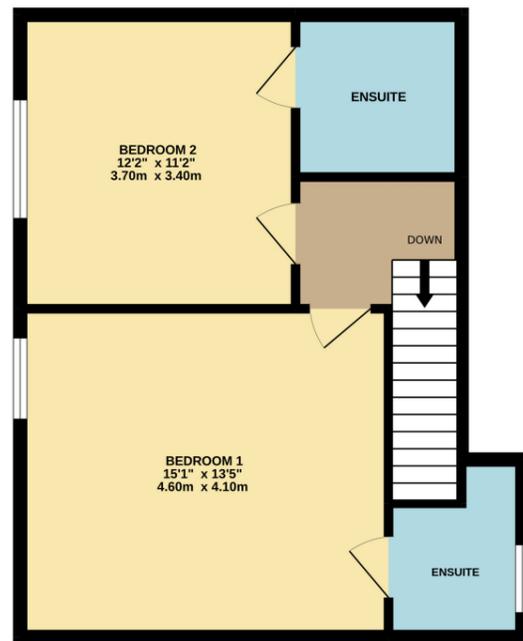


GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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**7 THE MEWS
DEVONSHIRE LANE, HARROGATE**

**£410,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Located in this unique backwater set in the heart of Harrogate, Devonshire Lane is close to the famous Stray and within walking distance of the town centre which offers a fine selection of shops, bars and restaurants, along with its many beautiful parklands.

Harrogate is ideally located for easy access to major roads and rail networks, making commuting across the country accessible, with the Yorkshire Dales and many charming market towns on its doorstep.

The courtyard incorporates many original features and comprises six cottages, a ground floor and first floor apartment. Separate private gates lead to Swincliffe Mews, where there are six individual stone houses with unique features and a further pair of semi-detached homes fronting onto Claro Road.

2 Bedrooms

1 Reception Room

2 Bathrooms

Council Tax & Energy Rate: TBC

Tenure: Freehold

Management Fee: £424.00 pa

The property comprises: Entrance hall, cloakroom with wc, living/dining/kitchen, bedroom one with en-suite bathroom and bedroom two with en-suite shower room.

All homes have private parking and outdoor space.



DIRECTIONS - HG1 4AF

From Harrogate take York Place and at the roundabout turn left into Skipton Road. Turn right into Claro Road where Devonshire Lane is a turning on the left hand side.

APPROXIMATE DISTANCES

Town Centre	1,000 metres
Railway Station	900 metres
Bus Route	500 metres
Airport	12.6 miles