



QUEEN PARADE - HG1 - £1,850,000







# A Fantastic detached family home.

Offering impressive and unique character, this incredibly prestigious property is one of the few remaining Harrogate Villas. Extending to over 4500sqft of perfectly appointed accommodation in the heart of the town centre, within walking distance of The Stray and a wide range of amenities and facilities. This home lends itself to a prestigious buyer, looking to own and redevelop one of Harrogate's grandest homes.

The property's attractive double fronted façade features a private and enclosed front garden, lined with cast iron railings and manicured hedging, giving beautiful and striking curb appeal and a strong level of privacy. There is also a driveway leading down the eastern side of the property to the private parking courtyard and detached double garage.

## Services

Mains gas central heating, mains electric and mains water.



5



2



4



Double

**Tenure**  
Freehold

**Local Authority**  
Harrogate Borough Council

**Council Tax Band**  
Band G

**EPC Rating**  
Band E







# Property Description.

Upon entry of this fantastic home is a spacious and welcoming central reception hall which sets the scene for the stunning period features throughout, including corncing, ceiling roses, original fireplaces, and sash windows. To the front of the ground floor are two light and spacious reception rooms with large bay windows overlooking the front garden. Across the hallway is a further sitting room/ snug with peaceful views overlooking the garden.

On the western side of the ground floor the newly fitted kitchen with open plan connections to the breakfast area and garden room. The kitchen, complete with the continuation of marble tiled flooring, Corian worktops and dark oak style cabinetry benefits from dual aspect windows to the front and rear, flooding the space with natural light morning till noon. Additionally, the use of glass balustrades throughout the ground floor enhances the open plan style and permits light into every corner.

## Location

Queen Parade is a truly enchanting street nestled in the heart of Harrogate Town. This tree-lined avenue exudes a sense of tranquility while being conveniently positioned within close proximity to a wealth of amenities, ensuring a life of convenience and comfort. Queens Parade ends at York Place, which drives parallel to the 200 acre stray land that Harrogate is renowned for.

## Directions

Entering Harrogate on West Park turn right into Victoria Avenue, continue straight ahead until you get to the traffic lights. Proceed straight on and then straight over the roundabout until you arrive at a T-junction, turn right onto Queen Parade and you will find the property on your left-hand side.









TOTAL FLOOR AREA: 4662 sq.ft. (433.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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