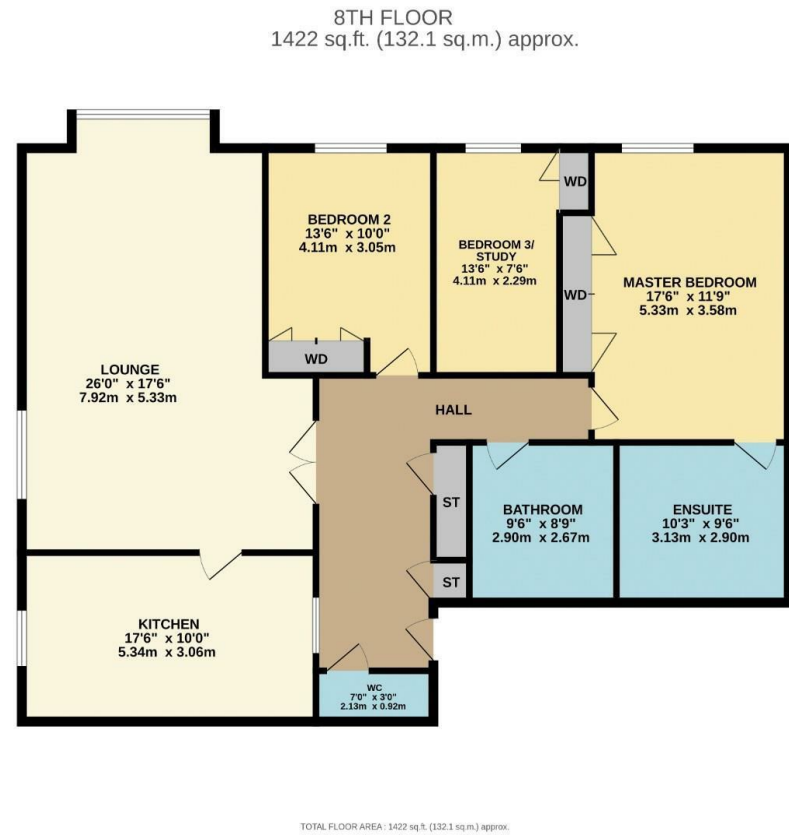
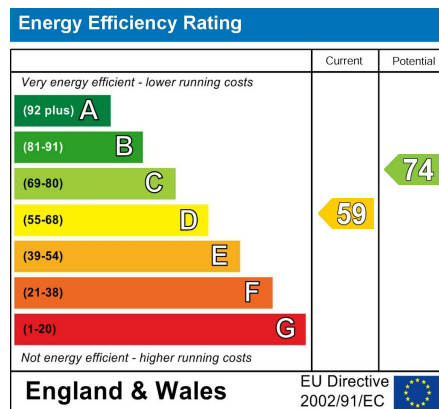


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Westmoreland street towards Skipton Road. Turn right onto Park Parade just before the T junction and continue along the road where the property will be on your right hand side and taking the second entry into the one way system of the development with parking immediately on your left hand side.

Council Tax Band E Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

Park Place, 82 Park Parade, Harrogate, HG1 5NS

3 Bedroom Apartment - Purpose Built

**A well presented three bedroom eighth floor apartment offering spacious living accommodation with stunning views over the Stray and towards York and benefits from a central location close to Harrogate's town centre and it's wide range of amenities and transport links. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With electric heating the living accommodation comprises; a secure communal entrance with stairs and two lifts providing access to the apartment with an updated communal hallway leading to the private entrance door.

With a private entrance hallway having three very useful storage cupboards and leading into the spacious lounge with a feature fireplace housing an electric fire, dining area and incredible views over Harrogate and surrounding area.

There is a modern fitted kitchen with a breakfast seating area with the kitchen including ceramic hob, eye level double oven, integrated dishwasher, washing machine, fridge and freezer.

The master bedroom has fitted wardrobes and an ensuite shower room with a walk in shower with a seat, w/c, hand basin and towel rail. There are two further good size bedrooms both with built in wardrobes and storage cupboards, one is currently used as an office/study and has a useful small personal safe. Updated house shower room with walk-in shower, w/c, hand basin.

At ground level there is a communal lounge and also a privately owned storage cupboard creating useful storage. The property also benefits from its own double garage with power and light. The property also benefits from a private storage room 4ft x 7ft ideal for golf clubs or general storage, also on the ground floor there is residents laundry room.

With a central location this safe and secure property is within walking distance of Harrogate's town centre, you can benefit from the wide range of restaurants, bars, amenities, rail links and bus links.

AGENTS NOTES: 999 year lease, service charge £1250 per year. No pets.

