





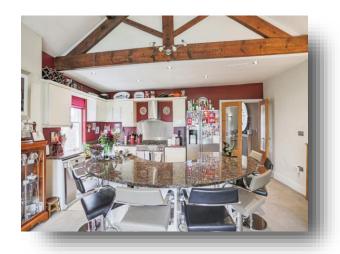




## welcome to

# **Park Parade, Harrogate**

A spacious apartment which offers three double bedrooms, located within an attractive period property which is situated in a highly sought after location of Harrogate which offers fantastic access to local amenities and transport links as well as offering views overlooking the Stray.













#### **Park Parade**

A spacious and very well-presented three bedroom apartment which is full of character and offers superb views directly overlooking the famous Harrogate Stray. This impressive apartment forms part of an attractive period building on the edge of the Stray and briefly comprises; Entrance hall, open plan kitchen/lounge, three double bedrooms and shower room. Park Parade is a popular and highly sought-after area directly adjoining the Stray. It is close to a range of local shops and within level walking distance of Harrogate town centre, which offers an excellent range of amenities.

#### **Entrance Hall**

The apartment door opens in to the entrance hall which has storage cupboards and a radiator.

## **Open Plan Kitchen/Living Room**

26<sup>-1</sup> 1" x 17' 7" ( 7.95m x 5.36m )

### Lounge Area

Having double height ceilings with characterful beam features, stained glass window and two windows providing views over The Stray.

#### Kitchen Area

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel corner sink unit with mixer tap. Space for Range cooker with cooker hood over. Integrated wine fridge and microwave. Space for dishwasher and double fridge freezer. Window to the side elevation. A curved breakfast bar offers seating and separates the kitchen from the lounge.

#### **Bedroom One**

13' 1" x 13' 1" ( 3.99m x 3.99m )

A double room with a feature fireplace, fitted wardrobes and double glazed window to the side elevation.

#### **Bedroom Two**

12' 9" x 12' (3.89m x 3.66m)

A second double bedroom with a feature fireplace, fitted wardrobes and window to the side elevation. This bedroom also provides access to the loft which is boarded.

#### **Bedroom Three**

12' 10" x 11' 3" ( 3.91m x 3.43m )

A third double bedroom which has a feature fireplace, fitted wardrobes and window to the side elevation.

#### **Bathroom**

Fitted with a walk in shower, wash hand basin and low flush wc. Tiled floor and part tiling to walls. A cupboard houses the central heating boiler and provides plumbing for a washing machine. Window to the side elevation

#### **Agents Note**

The vendor is the owner of freehold of the building. 3 apartments and commercial space. The Building is fully insured and has control over all repairs and essential maintenance. All 4 properties in building pay 25% of renovation cost and 25% of insurance.





## welcome to

# Park Parade, Harrogate

- Spacious Apartment
- Three Double Bedrooms
- Well Presented Throughout
- Highly Sought After Location
- Over Looking The Stray

Tenure: Leasehold EPC Rating: D

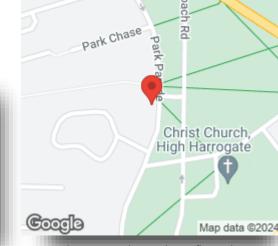
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £400,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HRG106765



Property Ref: HRG106765 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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