



Park Parade, Harrogate HG1 5AG

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' 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.



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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

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Property Ref:
HRG106765 - 0004

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