



**Hyde Park Road, Harrogate HG1 5NR**

**welcome to**

## **Hyde Park Road, Harrogate**

This spacious and well-presented duplex apartment features three bedrooms, off-street parking, and a private rear entrance. Spread across the first and second floors of an attractive period building, it includes a sitting room, modern kitchen, three bedrooms and contemporary bathroom.



## Hyde Park Road

This exceptionally spacious and well-presented duplex apartment features three bedrooms, off-street parking, and a private rear entrance, all within a convenient town-centre location.

Offering generous living space across the first and second floors of this attractive period building, the apartment includes a large sitting room with sash windows, a modern, well-equipped kitchen, a contemporary bathroom, and a third bedroom that can also serve as a dining room. The second floor comprises two sizable bedrooms and a spacious landing area. The apartment is finished to a high standard with new decor throughout.

A notable feature of the property is its private rear parking. Located in the heart of Harrogate, it is just a short walk from the railway station and the town's diverse amenities, as well as being in the catchment area for highly regarded schools.

## Lounge

20' x 15' 9" ( 6.10m x 4.80m )

Having many original features including ceiling coving and a feature fireplace, the lounge has two radiators and double glazed sash windows to the front elevation which flood the room with natural light.

## Dining Room / Bedroom 3

Currently being used as a dining room, this room also provides the option for a third bedroom. The room has decorative ceiling coving, radiator and double glazed sash window to the rear elevation.

## Kitchen

12' 10" x 11' 8" ( 3.91m x 3.56m )

Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Range oven with cooker hood over. Space for fridge freezer and plumbing for washing machine. A door leads out to the rear yard.

## Bathroom

A modern bathroom fitted with a four piece suite comprising; walk in shower with mains fed shower, free standing bath with mixer tap, vanity wash hand basin and low flush wc. Tiling to walls and flooring. Sash windows to the side elevation.

## First Floor Landing

Stairs rise from the ground floor up to the first floor landing.

## Bedroom One

18' 3" x 14' 1" ( 5.56m x 4.29m )

A generously sized double bedroom with fitted wardrobes, radiator and windows to the front elevation.

## Bedroom 2

14' 5" x 13' 4" ( 4.39m x 4.06m )

A further double bedroom which has a radiator and double glazed window to the rear elevation.

## Externally

The property benefits from having off street parking and a balcony providing an outdoor seating area.



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welcome to

## Hyde Park Road, Harrogate

- Spacious Duplex Layout
- Three Bedrooms
- Modern Amenities
- Private Rear Parking
- Prime Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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