



VERITY
FREARSON

APARTMENT 2, 30 PARK AVENUE, HARROGATE, HG2 9BG

OFFERS OVER £550,000

APARTMENT 2, 30 PARK AVENUE,

Harrogate, HG2 9BG

A most impressive three/ four-bedroom duplex apartment with garage and balcony, enjoying a delightful outlook over the adjoining Oval Gardens and within easy walking distance of Harrogate town centre.

This superb apartment provides spacious accommodation and forms part of this attractive period property located in a prime residential position. A large reception hall welcomes you to the property and leads to a spacious sitting room and well-equipped kitchen and dining room, which could potentially be used as an additional bedroom if required. A door from the sitting room leads to a private balcony, which enjoys a delightful aspect over the adjoining Oval Gardens. There are three good-sized bedrooms, including the main bedroom which has an adjoining dressing room, and there are two bathrooms and at the rear of the building there is a modern single garage.



2 Reception Rooms · Study · Kitchen

3 Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · Private Balcony







ACCOMMODATION

FIRST FLOOR

RECEPTION HALL

A spacious reception hall with stairs leading to the upper floor and two useful storage cupboards.

SITTING ROOM

A large reception room with a bay window enjoying a delightful aspect over the adjoining Oval Gardens. A door leads to a private balcony. Attractive fireplace with electric fire.

STUDY

Providing a useful workspace.

DINING ROOM

A large further reception room or potential fourth bedroom, window to front. Fireplace with living-flame gas fire.

KITCHEN

With a range of fitted units with granite worktops. Integrated appliances include an induction hob, double oven with warming drawer and integrated dishwasher. Dining area. A door to the rear leads to steps that provide access to the rear of the property.

BATHROOM

With WC, washbasin and bath. Large fitted cupboard.

SECOND FLOOR

BEDROOMS

There are three bedrooms on the second floor. The main bedroom has an adjoining dressing room.

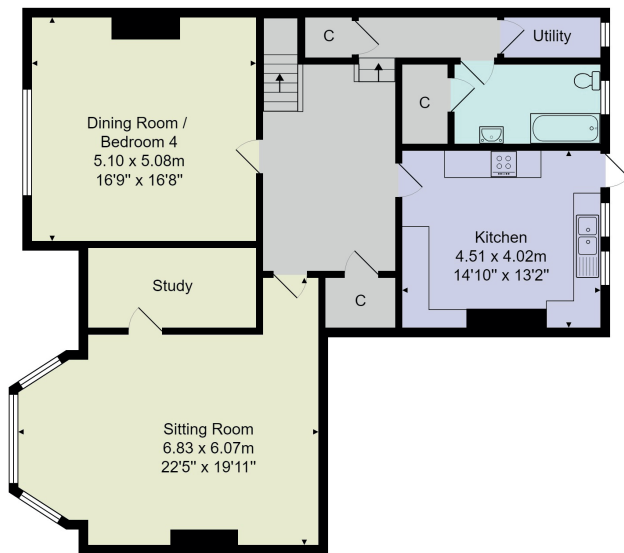
BATHROOM

A white suite with WC, washbasin, bath and shower. Airing cupboard.

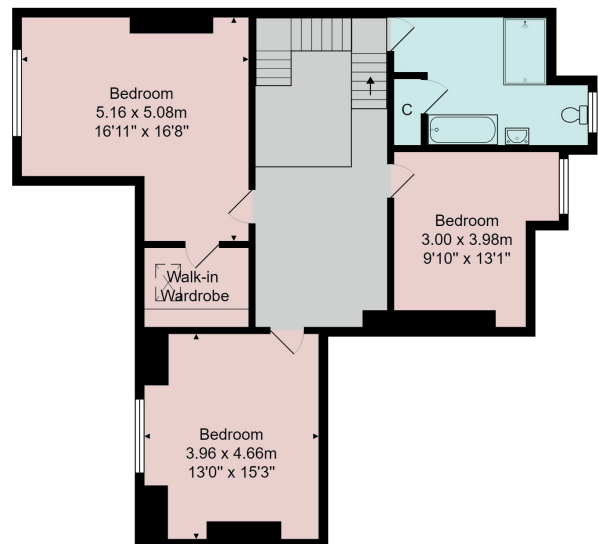
LOFT

Loft access with ladder to large boarded loft area.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 213.7 m² ... 2300 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

There is a private balcony which is accessed from the sitting room and provides an outdoor sitting area and enjoys a delightful aspect over the adjoining Oval Gardens. The property has the benefit of a single garage, situated at the rear of the building.

Location

This charming apartment is situated in an attractive position adjoining the Oval Gardens and is within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including a superb selection of bars, restaurants and cafes, as well as shops and the railway station. The property is also situated within catchment of popular primary and secondary schools.

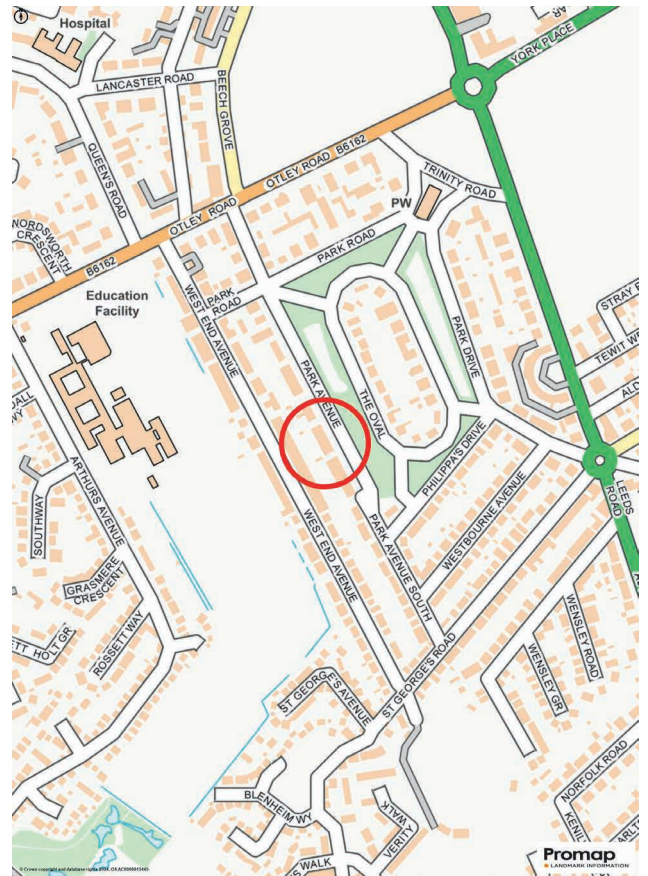
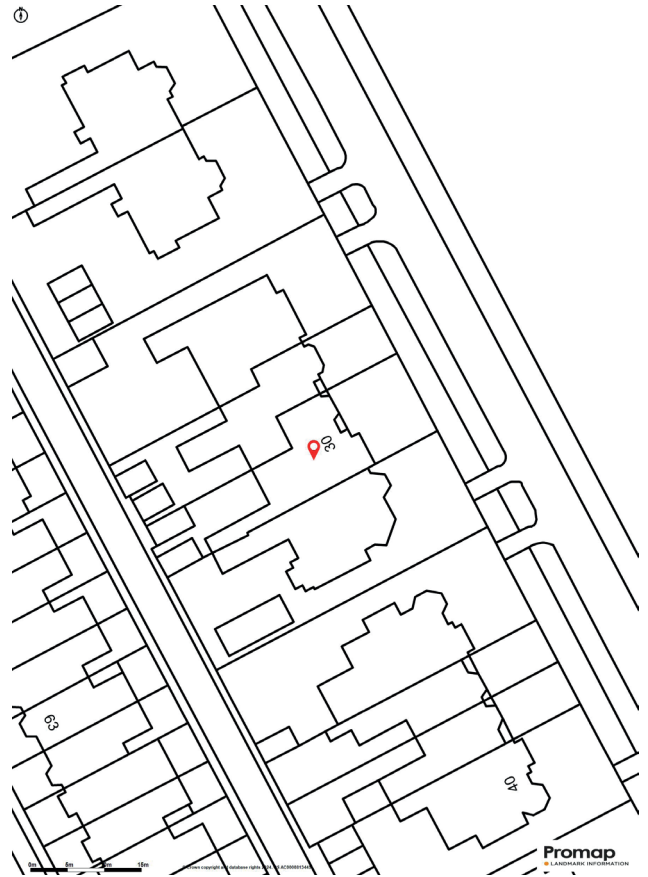
Agent's Notes

The property is leasehold, having an original lease term of 999 years.
There are two flats within the building, the ground floor flat owns the freehold.
The ground rent is £10 per annum.
Buildings, insurance and additional costs are split 50/50.
Pets are permitted.
Renting is permitted.

Services

All mains services connected.

Council Tax Band - D



Harrogate

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