



VERITY
FREARSON

PARK HOUSE, 52 THE OVAL, HARROGATE, HG2 9BA

OFFERS OVER £1,300,000

PARK HOUSE, 52 THE OVAL,

Harrogate, HG2 9BA

A fantastic opportunity to purchase this substantial and attractive property with well-maintained south-facing gardens and double garage, situated within this most desirable position overlooking the Oval Gardens and a short level walk to Harrogate town centre.

This individual property provides generous and flexible accommodation with a large sitting room, together with a separate dining room, kitchen with dining area, utility room and cloakroom. There is also a conservatory extension that provides an additional sitting area overlooking the delightful rear gardens. Upstairs, there are four good-sized bedrooms, each with fitted wardrobes including the master bedroom, which offers particularly impressive proportions with dressing area and en-suite. There is also a modern bathroom. The property occupies a generous plot having an in-and-out driveway, double garage with electric door and attractive south-facing gardens with lawn, patios and well-stocked planted borders.

The property is located in a most desirable position on the Oval, with gate access to the beautiful Oval Gardens, a few minutes' walk from the famous Harrogate Stray and just a short distance from Harrogate town centre, where there is an excellent range of amenities and offer, including shops, bars, restaurants, and transport links. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen · Dining Room · Utility · WC · Conservatory

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Garage · Store · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With under stairs storage.
Arched front door, access to.

SITTING ROOM

A most impressive reception room with generous living space with bay window to side, feature fireplace with living-flame gas fire and glazed doors leading to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with feature arched window to the front.

DINING KITCHEN

With dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted unit with induction hob, double oven, integrated dishwasher, fridge / freezer and microwave.

UTILITY ROOM

With fitted units, worktop and sink and space and plumbing for washing machine, tumble dryer and additional appliances. Door leads to the garden and central heating boiler.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four good-sized double bedrooms on the first floor, each with fitted wardrobes. The master bedroom suite is a most impressive size with dressing area, fitted wardrobes and en-suite bathroom.

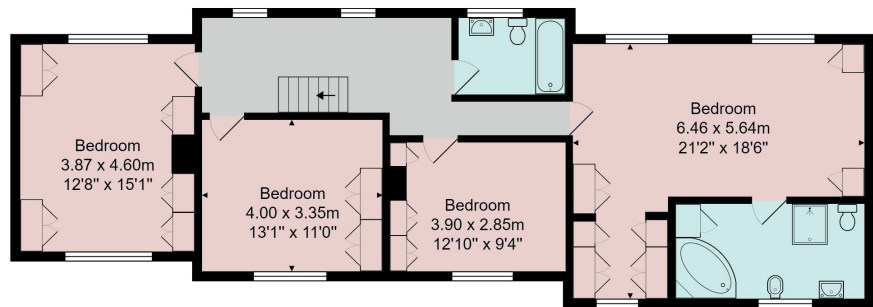
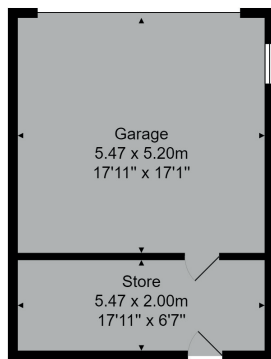
EN-SUITE BATHROOM

With WC, washbasin set within a vanity unit, bidet, shower and bath.

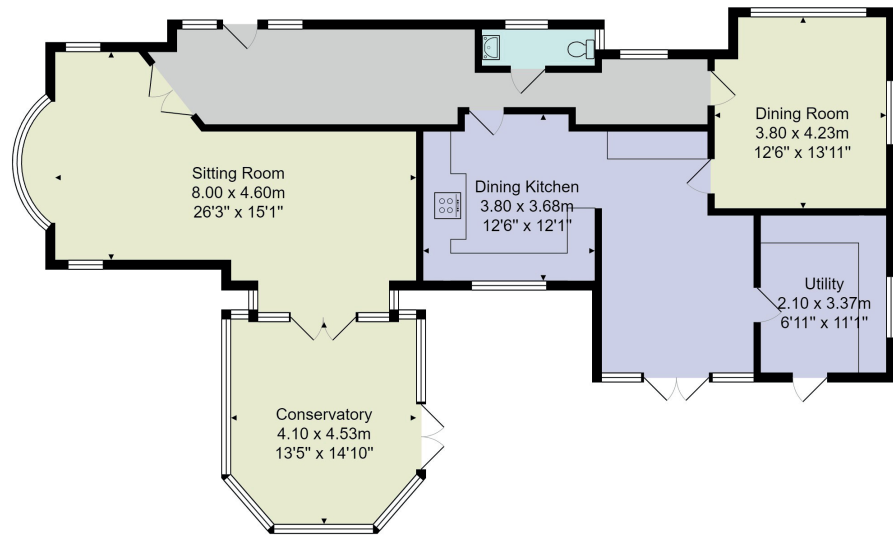
BATHROOM

With WC, washbasin and bath with shower above.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 233.3 m² ... 2511 ft² (excluding garage, store)

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 an in-and-out drive where there is ample parking and access to a large double garage and store, with electric garage door, light and power. Shrubs and well stocked garden. There is an attractive well stocked garden, with shrubs, to the rear of the property, enjoying a south-facing aspect with lawn, well-stocked planted borders, extensive patio, summerhouse and shed.

Gated private access to rear garden.

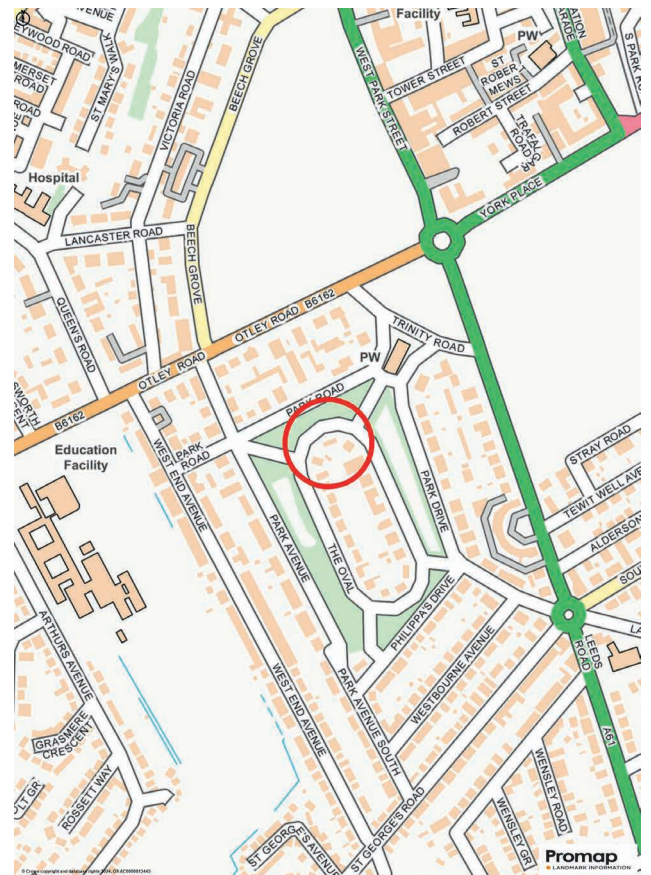
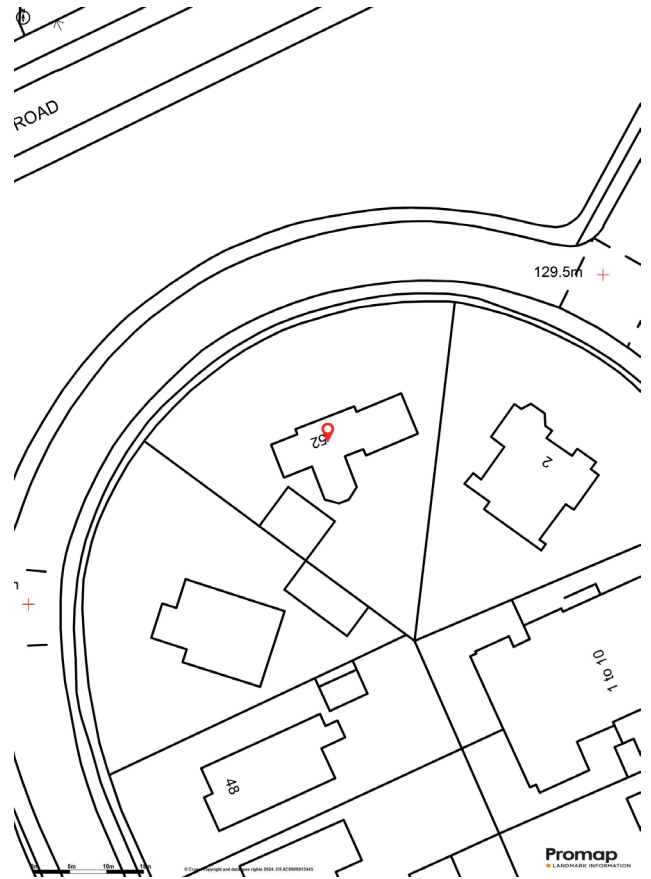
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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