



VERITY  
FREARSON

5 PARK ROAD, HARROGATE, HG2 9AZ

GUIDE PRICE £1,250,000

# 5 PARK ROAD,

*Harrogate, HG2 9AZ*

**A rare opportunity to purchase a substantial period property in this prime position overlooking the Oval Gardens and just a few moments' walk from the famous Harrogate Stray and close to Harrogate town centre.**

This impressive property provides generous accommodation extending to 3,148sqft and is well maintained, having been used as a family home by the current owners over the last 40 years. This individual property was built in 1900 and provides substantial accommodation, with two large reception rooms on the ground floor, together with a kitchen and utility / downstairs WC. Upstairs, there are six bedrooms and two bathrooms. There is also a basement which provides generous and useful storage space. This super family home occupies a generous plot and has a driveway which provides parking and leads to a carport, and to the rear of the property there is an attractive garden with lawn and planted borders.



Sitting Room · Dining/Family Room · Dining Kitchen · Cloakroom/Utility · Cellar

6 Bedrooms · En-Suite · Bathroom · WC

Ample Off-Road Parking · Outdoor Store and Outside WC · Garden







## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with window overlooking The Oval gardens. Attractive marble fireplace with wood-burning stove.

#### **DINING/ FAMILY ROOM**

A further large reception room with bay window to front and gas fire.

#### **DINING KITCHEN**

With space for a dining table and window overlooking the garden. The kitchen comprises a range of fitted wall and base units with space for appliances.

### **CLOAKROOM / UTILITY**

With WC and washbasin. Space and plumbing for washing machine and tumble dryer.

### **LOWER GROUND FLOOR.**

There is a useful cellar with various rooms providing storage space and a wine cellar.

### **FIRST FLOOR BEDROOMS**

There are four bedrooms on the first floor, two of which have windows to the front, enjoying a delightful outlook over the adjoining Oval Gardens. One of the bedrooms has a door leading to an en-suite bathroom. The smaller bedroom on the first floor is currently used as an office.

### **BATHROOM 1**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.

### **EN-SUITE / BATHROOM 2**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor. Two doors provide access from both the landing and a bedroom.

### **SECOND FLOOR BEDROOMS**

There are two further good-sized rooms on the top floor.

### **SEPARATE WC**

# FLOOR PLAN



Total Area: 292.4 m<sup>2</sup> ... 3148 ft<sup>2</sup>

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**

A gravel drive provides ample parking and leads to a carport. To the rear there is a good-sized garden with lawn and mature borders. Useful outdoor store and outside WC.

**Location**

The property is situated in a delightful position on the edge of The Oval Gardens and is a convenient location being just a few moments' walk from Harrogate town centre and the Stray.

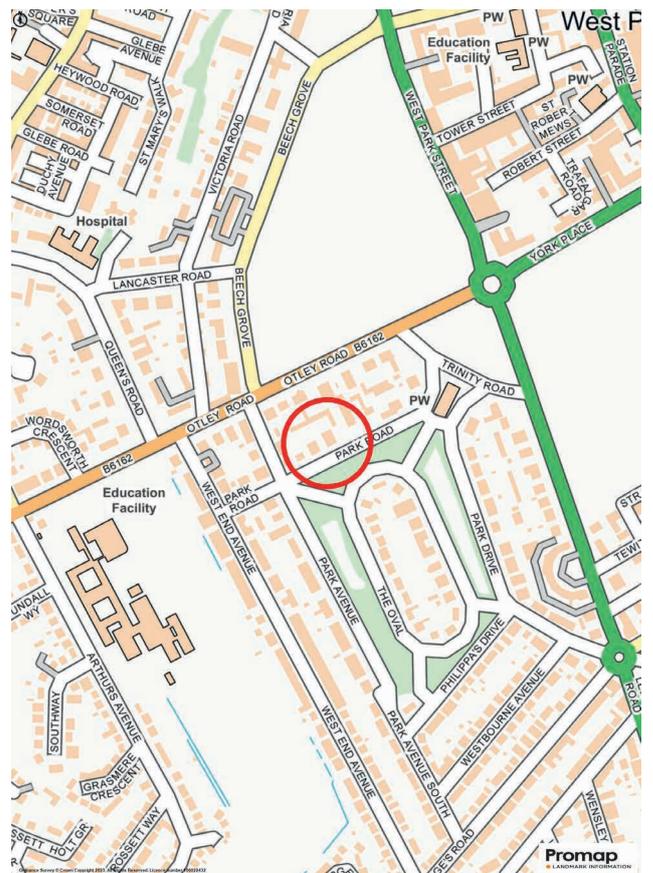
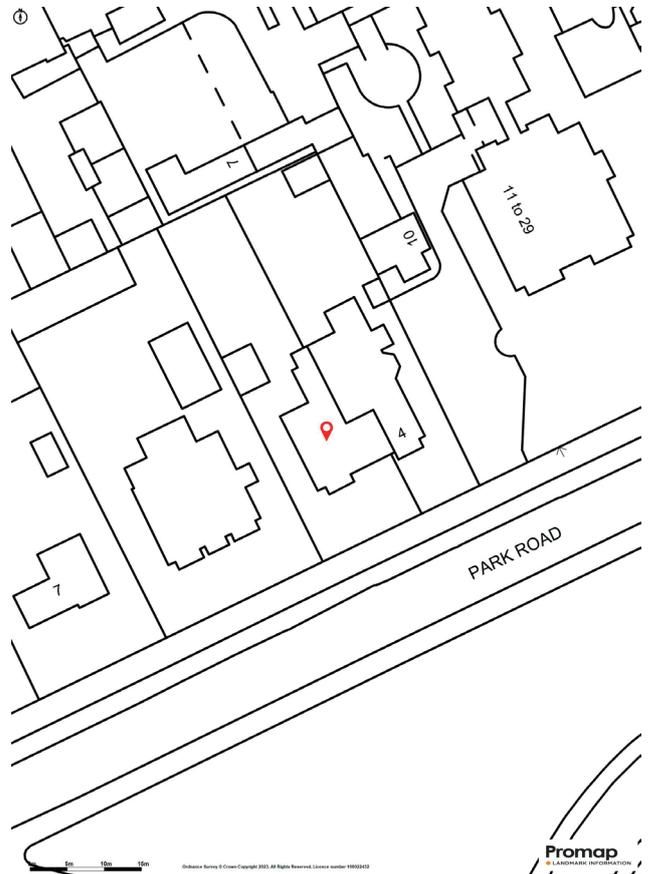
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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