



Park Drive, Harrogate

- STUNNING CHARACTER END TOWN HOUSE
- Five generous bedrooms
- Super enclosed rear courtyard garden
- Sympathetically restored, retaining a host of original features and bespoke stained glass
- Over 2,500 sq feet of flexible living space
- Spacious accommodation arranged over four floors
- Bedroom one with hidden en-suite & two house bathrooms
- Three reception rooms & Immaculate presentation throughout
- Adjacent to the Oval Gardens, moments from the Stray with convenient access to the town centre amenities
- Council Tax Band F



Guide Price £995,000

Park Drive, Harrogate

DESCRIPTION

A superb opportunity to purchase a stunning four-storey five bedroom townhouse, with three reception rooms, located in a highly desirable location adjacent to the Oval Gardens and only a moments' walk from the famous 200-acre Stray parkland and wide ranging town centre amenities.

With over 2,500 sq ft of highly appointed living space containing many traditional features, the accommodation comprises: Entrance vestibule, reception hallway, sitting room with walk in bay window, dining room with stained-glass window and breakfast kitchen with granite worktops, integrated appliances, central island and stained-glass window.

To the lower ground floor is charming family room with living flame gas fire and double doors opening to the courtyard garden, utility room and bathroom with Fired Earth roll top bath.

The first and second floors boast five generous bedrooms, the main bedroom with hidden en-suite shower room with underfloor heating, main house bathroom again with underfloor heating, separate WC and a further shower room.

To the outside the property has the benefit of a large, attractive and secure enclosed courtyard garden with walled and fenced perimeters and gate leading to the rear lane. The front garden is south facing and offers complete privacy with the immaculately manicured hedges and planting.

Harrogate offers a superb road and rail network which offers the travel and commuter quick access to Leeds York and London.

EPC

This property produces 13.0 tonnes of CO2
Energy rated D

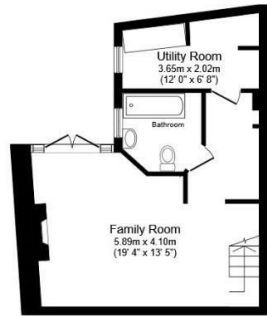
Material Information - Harrogate

Tenure Type: Freehold

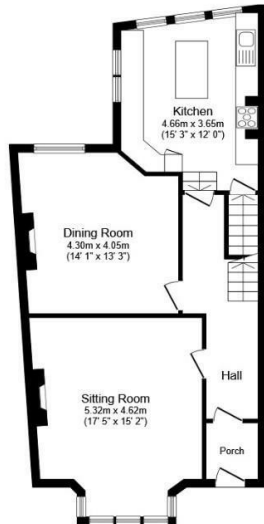
Council Tax Banding: F







Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 240.2 m² (2,585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

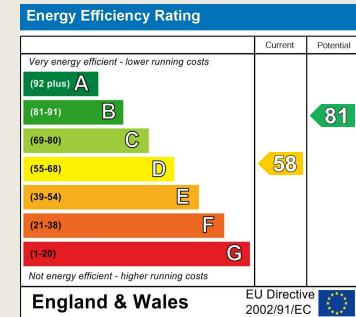
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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