

FLAT 2  
21 PARK PARADE  
HARROGATE  
HG1 5AG



NICHOLLS  
TYREMAN



## FLAT 2 | 21 PARK PARADE | HARROGATE | HG1 5AG

**A recently modernised and upgraded, ground floor apartment.**

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Entrance Hall | Living Room | Kitchen | Utility Room

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Two Bedrooms | En-Suite | House Bathroom | Store Room

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Patio Garden

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Council Tax: Band D | Energy Rating: TBC | Tenure: Leasehold

# £300,000





**A beautiful, recently modernised and upgraded, ground floor apartment with high quality fixtures and fittings throughout, located close to Harrogate town centre and enjoying an enviable position overlooking the Christ Church Stray.**

Situated within level walking distance of the town centre, the spacious accommodation comprises: Communal hallway, entrance hall, open plan living room with large bay window overlooking the Stray, fitted kitchen with handle less units, integrated appliances, peninsular breakfast bar and quartz work surfaces, utility room, two large double bedrooms with wardrobes, fully tiled en-suite shower room and house bathroom, both finished to an extremely high standard.

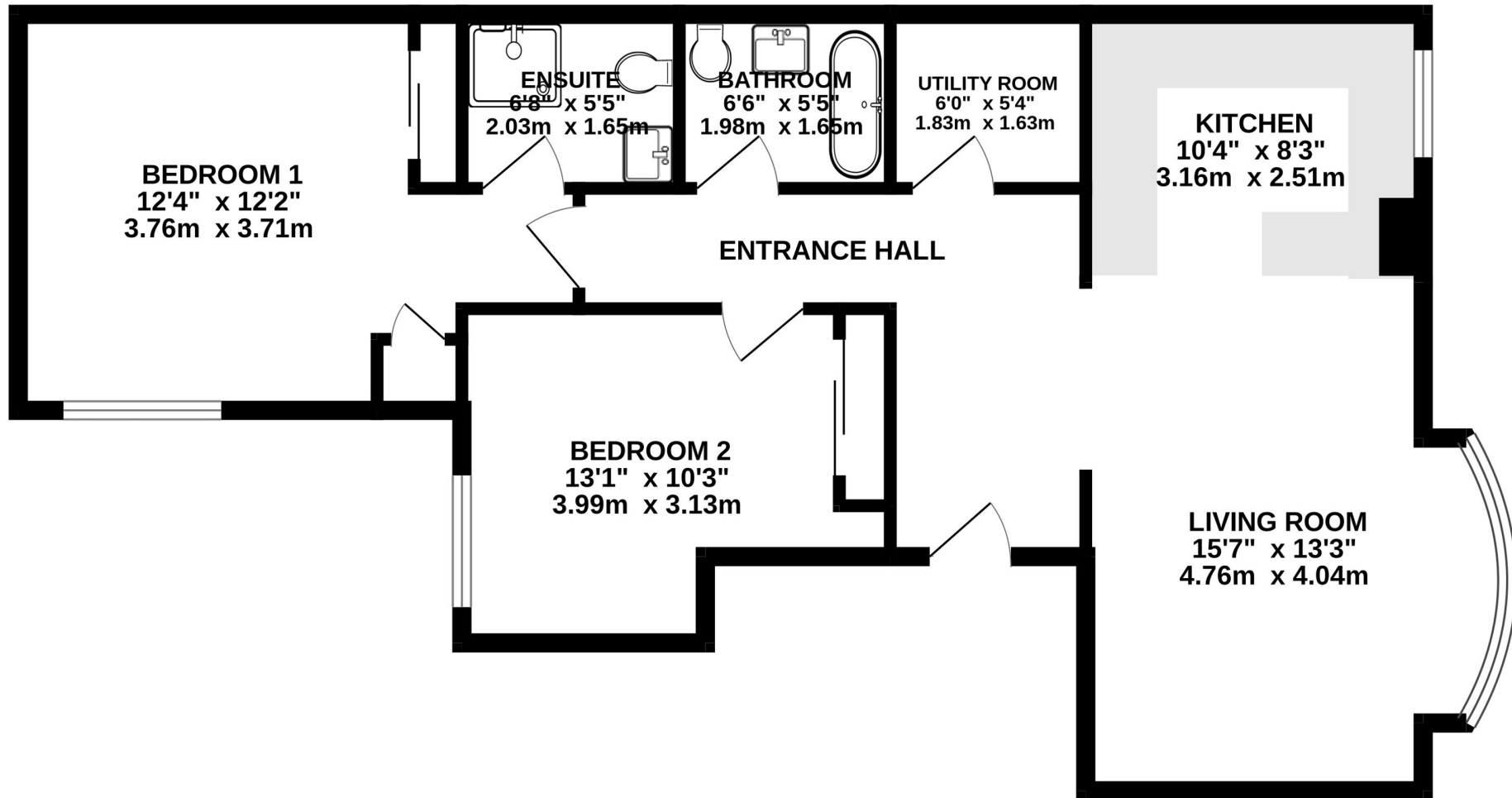
The apartment also has a useful store room in the basement and the sole use of the stone flagged patio garden to the front.







**GROUND FLOOR**  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

**[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)**