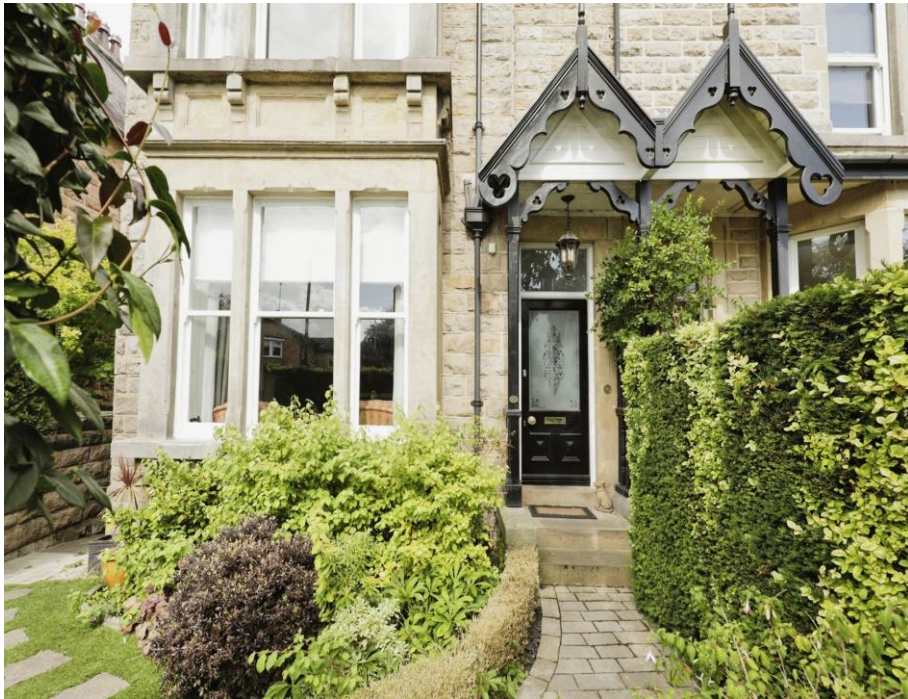


Park Drive, Harrogate HG2 9AX

welcome to

Park Drive, Harrogate

This beautiful five bedroom period property blends classic charm with modern style, close to Harrogate Stray and town centre. Set over four spacious levels it features elegant living spaces, a contemporary kitchen, attractive bedrooms and landscaped gardens with a paved area for outdoor entertaining



A beautifully presented and spacious five-bedroom end of terrace home, perfectly positioned between the tranquil Oval Gardens and the iconic Harrogate Stray. Just a short walk from Harrogate town centre, this elegant residence offers generous, high-quality accommodation arranged over four levels, blending timeless character with modern convenience.

The ground floor welcomes you with a charming entrance hall featuring original stained-glass windows, leading to two well-proportioned reception rooms and a stylish, contemporary kitchen. On the lower ground floor, a versatile additional reception room with a sleek wall-mounted gas fire opens through glazed doors to the rear garden, accompanied by a modern bathroom and a practical utility room.

Upstairs, the first and second floors host four spacious bedrooms, including a master bedroom with en-suite shower room, a fifth single bedroom ideal as a home office, a family bathroom, and an additional shower room for added flexibility. Outside, the front garden is attractively landscaped with mature planting and hedging, while the large, enclosed rear garden offers a superb paved area for outdoor entertaining, with potential to create off-road parking if desired.

This impressive home combines period charm, contemporary living and an enviable location, an exceptional opportunity in the heart of Harrogate.



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Ground Floor

Entrance Vestibule

Entrance Hall

Lounge

15' 2" x 17' 5" (4.62m x 5.31m)

Dining Room

13' 4" x 13' 4" (4.06m x 4.06m)

Kitchen

12' x 15' 2" (3.66m x 4.62m)

Lower Ground Floor

Basement Utility Room

Garden Room

19' 3" x 13' 11" (5.87m x 4.24m)

Bathroom

First Floor

Landing

Master Bedroom

17' 4" x 13' 5" (5.28m x 4.09m)

En-Suite

Bedroom Two

13' 7" x 13' 4" (4.14m x 4.06m)

Bathroom

Second Floor



welcome to

Park Drive, Harrogate

- PRIME LOCATION TO HARROGATE STRAY AND TOWN CENTRE
- ELEGANT FIVE BEDROOM PERIOD PROPERTY
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- THREE RECEPTION ROOMS
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£900.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107369 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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