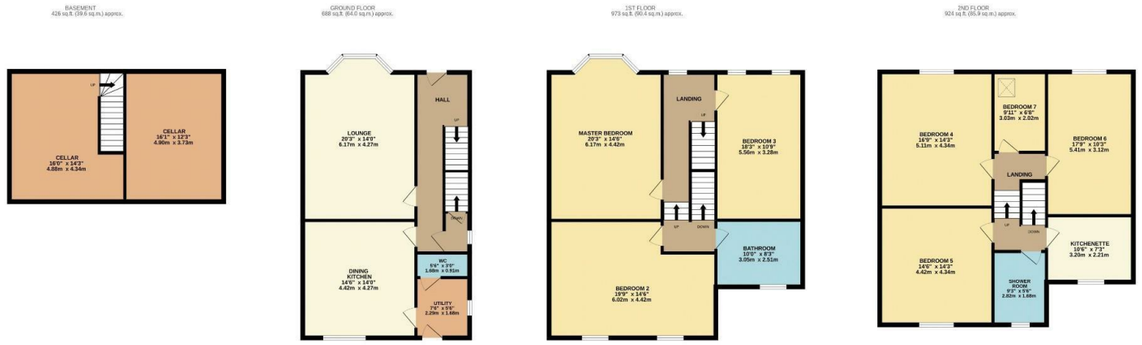
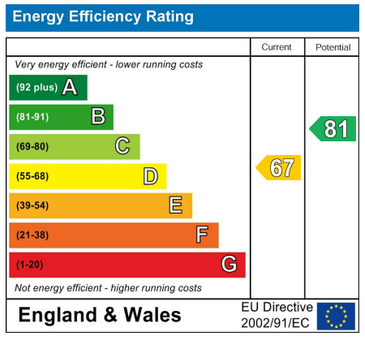
Floor Plan



TOTAL FLOOR AREA : 3012 sq.ft. (279.9 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed down Station Parade A61 and turn left into Victoria Avenue, take the second exit at the roundabout and continue on Victoria Avenue and turn right into East Park Road where the property is on the right hand side found by a Hopkinsons For Sale Board.

Council Tax Band E Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£645,000

13 East Park Road, Harrogate, HG1 5QS

7 Bedroom House

A rare opportunity to acquire a seven bedroom townhouse offering spacious and flexible living accommodation over three floors, with unrestricted views towards the stray and benefitting from a fantastic central location within walking distance of Harrogate's town centre and it's wide range of amenities.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Ground Floor

With gas fired central heating and newly installed double glazing throughout, the living accommodation comprises spacious entrance hall, spacious lounge with feature fireplace and a bay window, dining kitchen with gas range cooker and integrated appliances, separate utility room and downstairs w/c.

From the entrance hall, there are stairs that lead down to the cellar which offers fantastic storage, but also the potential of further development converting it into additional living space.

First Floor

On the first floor the landing leads to the spacious master bedroom with bay window, second double bedroom which is currently being used as a games room, third double bedroom and house bathroom with separate bath, w/c and hand basin.

Second Floor

On the top floor a half landing leads to a kitchenette, house shower room with large shower, hand basin and another double bedroom which is currently a second lounge/dining room Following on there are two further double bedrooms and a good size seventh bedroom which could also be an office or converted into an ensuite for one of the double bedrooms either side.

Outside

To the front of the property is an enclosed and easy to maintain front garden which offers a pleasant seating area which is south facing. There is on street parking with Residents Permits available from the council.

















