



Flat 2, 50 Park Drive, Harrogate

£400,000

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A very spacious duplex apartment arranged over the first and second floors of this attractive semi-detached building, extending to approximately 1,600 sq ft of accommodation. The property offers generous and flexible living space together with the rare benefit of a private driveway, garage, garden and a large sun terrace providing excellent outdoor sitting and entertaining space.

The apartment occupies a highly desirable position on the south side of Harrogate, close to the Oval Gardens and within easy reach of the town centre via the famous Harrogate Stray. The property is offered for sale with no onward chain.



A private entrance to the rear of the building leads to a staircase providing access to the first-floor accommodation. The spacious layout includes a reception hall with dining area featuring an attractive fireplace.

There is a modern fitted kitchen comprising a range of wall and base units with worktop and breakfast bar together with integrated dishwasher, gas hob and oven. Adjoining the kitchen is a useful utility area with plumbing for a washing machine.

The impressive sitting room features a bay window and attractive fireplace, creating a bright and welcoming living space.

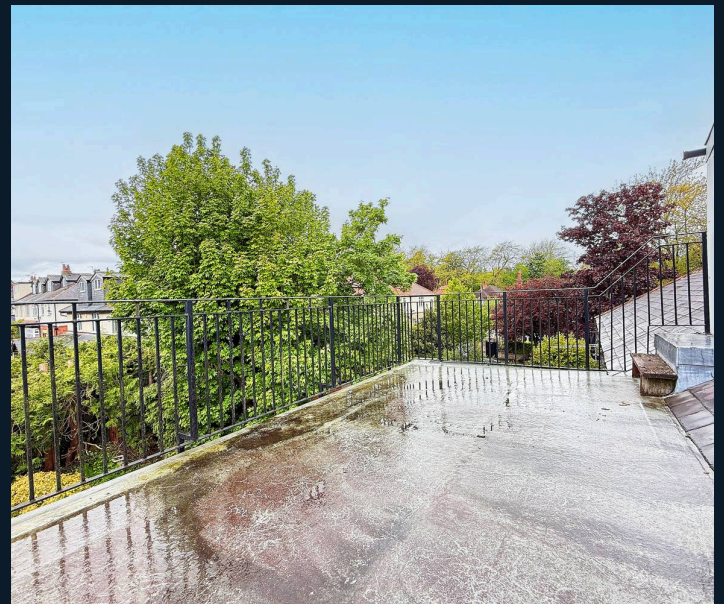
There are two further rooms on this floor, including a large double bedroom with fitted wardrobes and feature fireplace, together with a further good-sized bedroom which could also be used as a home office. In addition, there is a bathroom fitted with a white suite comprising bath, separate shower, WC and basin, together with an additional study area.

The top floor has been converted to provide a superb principal bedroom suite with vaulted ceiling, exposed wooden beams and skylight windows creating a light and characterful space. The bedroom benefits from an en-suite shower room and glazed doors leading directly onto the private sun terrace, enjoying a south-west facing aspect. There is a heater and air conditioning unit.

OUTSIDE

A particular feature of the property is the generous private sun terrace accessed from the principal bedroom, providing an excellent outdoor sitting and entertaining space with a sunny aspect.

The apartment also benefits from a private driveway providing off-road parking and access to a detached double garage with electric doors, light and power. In addition, part of the lawned rear garden is





Total Area: 166.2 m² ... 1789 ft² (excluding terrace)

All measurements are approximate and for display purposes only.

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