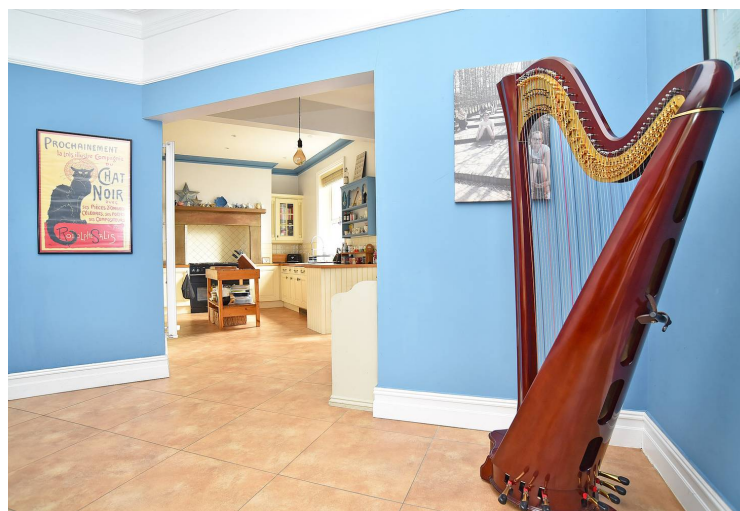




1 Lancaster Park Road, Harrogate

£699,950

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A substantial and beautifully presented six bedroom period townhouse, extending to over 3,000 square feet and offering exceptional family accommodation arranged over four levels. Combining elegant period features with stylish contemporary additions, this impressive home provides generous and flexible living space together with off-road parking and attractive courtyard gardens.

Occupying a highly convenient position just off the famous Harrogate Stray, the property is within comfortable walking distance of Harrogate town centre, excellent schools, local amenities and transport links. The property has been significantly improved in recent years, benefiting from new double glazing throughout together with a Hive smart gas central heating system.

The versatile layout makes the property ideally suited to modern family life, with a superb open-plan living kitchen, six double bedrooms and a range of additional spaces suitable for home working or further accommodation.

OUTSIDE

The property benefits from attractive low-maintenance courtyard gardens to both the front and rear.

A driveway provides secure off-road parking for two vehicles.

To the rear there is an enclosed courtyard garden providing an excellent outdoor sitting and entertaining space.

AGENTS NOTE

The property benefits from new double glazing throughout together with a Hive smart gas central heating system and is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



GROUND FLOOR A spacious reception hall provides an impressive welcome and leads to the principal living accommodation.

A particular feature of the property is the stunning open-plan living kitchen, providing generous sitting and dining areas together with a stylish fitted kitchen, creating an exceptional space for family living and entertaining.

There is also a separate sitting room, a spacious reception room with an attractive bay window and woodburning stove.

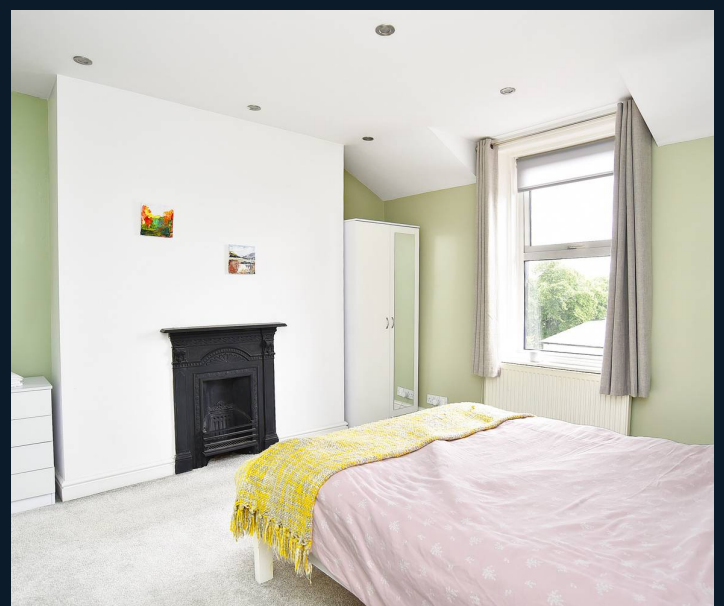
A useful downstairs cloakroom is fitted with a WC and washbasin.

LOWER GROUND FLOOR The basement provides excellent additional space incorporating a useful utility area together with extensive storage.

FIRST FLOOR There are three generous bedrooms on the first floor. The principal bedroom benefits from a superb dressing room with fitted wardrobes and feature lighting. The contemporary shower room is fitted with twin washbasins and a large walk-in shower.

SECOND FLOOR The second floor provides three further double bedrooms together with a separate study, which could easily be used as a seventh bedroom if required. The stylish family bathroom is fitted with a freestanding bath, separate shower, WC and washbasin.

MEZZANINE LEVEL A pull-down ladder provides access to a useful mezzanine office, creating an ideal home working space or additional storage area.





Total Area: 340.0 m² ... 3660 ft²
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