



Apartment 4, 8 Park Parade, Harrogate, North Yorkshire, HG1 5AF

£325,000

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A superb three-bedroom penthouse apartment located in a substantial Georgian detached building overlooking the famous Harrogate Stray.

The property offers scope for further development / enlargement, with significant scope to develop the three attic rooms on the third floor, subject to obtaining the necessary consents.





SECOND FLOOR

LANDING

With private door to apartment.

HALLWAY

With doors to inner hallway.

HALL

With stairs to the third storey of the property which comprises numerous rooms for storage purposes or possible occasional fourth bedroom.

LOUNGE

A stunning room with superb fire place with living-flame gas fire and feature picture. Windows affording very pleasant views over Christ Church and beyond.

DINING KITCHEN

A spacious kitchen with ample room for a dining table recently refurbished with range of wall and base units in modern style including cooker, fridge / freezer, dishwasher and washer / dryer.

BEDROOM 1

A good-sized double bedroom with Stray views and fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes and most useful vanity unit.

BEDROOM 3

A good-sized single bedroom or potentially a study.

CLOAKROOM

With low-flush WC and washbasin.

BATHROOM

Fitted with a four-piece suite comprising low-flush WC, bidet, bath with shower over, washbasin.

THIRD FLOOR

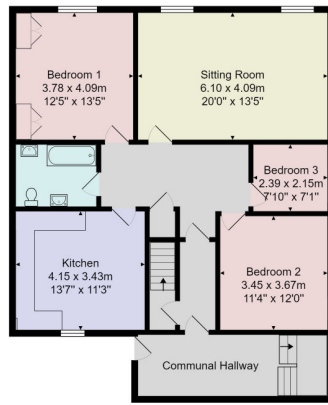
Three attic rooms offering significant potential to create further living accommodation.

AGENT'S NOTE

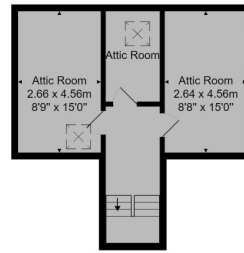
Our clients are in the process of creating a 999-year Lease for each the apartment.

Tenure - Leasehold

Council Tax Band - D



Second Floor



Third Floor

Verity Frearson

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