



48 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

£400,000

Guide Price

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A superb three-bedroomed apartment on the fourth floor of this well-regarded building, enjoying delightful views across Harrogate, the Stray and beyond.

The impressive accommodation comprises a spacious hallway, large open-plan living space enjoying panoramic views, kitchen, three good-sized bedrooms, house bathroom and en-suite shower room.

Park Place is a popular development sitting in beautiful communal gardens and grounds, with ample visitor and residents' parking and is situated in this most convenient location just a short level walk from Harrogate town centre. The apartment has the added benefit of two single garages, a lockable storeroom and the development has the advantage of a live-in caretaker.





FOURTH FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards which provide useful storage space.

SITTING ROOM

A very large reception room with windows to front and side enjoying a stunning elevated view over the communal gardens and the Stray.

KITCHEN

With a dining area and window to side. Range of wall and base units with electric hob, integrated double oven and integrated washing machine.



BEDROOM 1

A large double bedroom with window to side and fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail.

BEDROOM 2

A double bedroom with window to side and fitted wardrobes.

BEDROOM 3

A further bedroom with window and fitted wardrobes.



BATHROOM

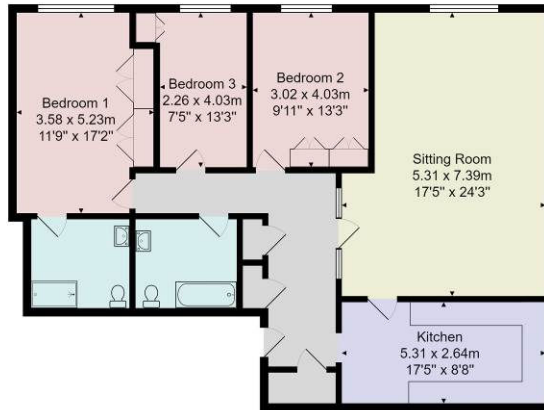
A white suite with WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

The property stands within attractive and well-maintained communal gardens and grounds. The apartment has the advantage of a lockable storeroom, two single garages and the use of the generous visitor and residents' parking area.

Council Tax Band - E





Total Area: 123.3 m² ... 1327 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(100-100) A		
(81-90) B			(90-90) B		
(69-80) C			(80-80) C	27	77
(55-68) D			(70-75) D		
(39-54) E			(55-65) E		
(21-38) F			(35-50) F		
(1-20) G			(15-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	