



**79 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS**

**£285,000**

## 79 Park Place, Park Parade, Harrogate, North Yorkshire, HG1 5NS

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A spacious two-bedroom apartment situated on the seventh floor of this popular and modern development with a private balcony with far-reaching views across Harrogate and beyond.

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The property is in good condition and has a modern kitchen, large open-plan living space, two double bedrooms, shower rooms and additional WC. The apartment is situated on the seventh floor and is accessed via a well-presented communal entrance way and two lifts.

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. Offered for sale with no onward chain.





## **SEVENTH FLOOR RECEPTION HALL**

A spacious reception hall with fitted cupboards.

## **LIVING ROOM**

A large open-plan living space with generous sitting and dining areas. Glazed doors lead to a private balcony which has a stunning outlook across Harrogate.

## **KITCHEN**

A modern fitted kitchen with a range of wall and base units together with electric hob, integrated oven and microwave, fridge/freezer, dishwasher and washing machine.



## **BEDROOM 1**

A good-sized double bedroom with fitted wardrobes.

## **BEDROOM 2**

A further double bedroom, currently used as an office with fitted desk, cupboards and shelving.

## **BATHROOM**

A white suite with WC, walk-in shower and basin set within a vanity unit. Heated towel rail.

## **SEPARATE WC**

With a low flush WC.



## **OUTSIDE**

On the ground floor there is a well-presented entrance with communal laundry adjacent, for the benefit of all the residents. Also at ground-floor level, the apartment has a lockable store. The apartment also has the benefit of **TWO GARAGES**.

Park Place stands in its own grounds with well-maintained gardens for the benefit of all the residents. A full-time caretaker lives on site.

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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