



Apt 4, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

£270,000

Offers Over

Apt 4, 24-26 Park Parade, Harrogate, North Yorkshire, HG1

A stylish two-bedroom first-floor apartment with superb views directly overlooking the famous Harrogate Stray.

The superb apartment forms part of this attractive, period, on the edge of the Stray. Apartment 4 offers high-quality accommodation with spacious, open plan living, dining and kitchen areas with stunning feature full height windows overlooking the adjoining Stray, two double bedrooms and modern shower room. The apartment also has use of a communal outdoor sitting area and a large basement storeroom. The building has the benefit of a lift.

The apartment is accessed via an impressive communal hallway. Park Parade is a fashionable and highly sought-after area directly adjoining the Stray, close to a range of local shops and within walking distance of Harrogate town centre and associated amenities.





GROUND FLOOR

Large storage cupboard and basement storeroom.

FIRST FLOOR

LIVING KITCHEN

A stunning open-plan kitchen and living area with full-height sash windows enjoying a delightful aspect directly over the adjoining Harrogate Stray. There is a spacious living and dining area together with a stylish fitted kitchen with electric hob and double oven together with integrated appliances.

UTILITY ROOM

With space and plumbing for washing machine.

BEDROOM 1

A large double bedroom with full-height sash windows overlooking the Stray. This room has additional double doors which lead to the living kitchen and has potential to be used as an additional reception room if required rather than the bedroom.

BEDROOM 2

A good-sized double bedroom with window to rear and fitted wardrobes.

BATHROOM

A modern white suite with WC, bidet, washbasin set with a vanity unit and shower. Heated towel rail.

OUTSIDE

Parking is available on the street. To the rear of the building there is a communal garden area. There is useful external storage available.

AGENT'S NOTE

The following information has been provided by the seller although buyers are advised to ask their legal advisors confirm the lease details prior to purchase.

The lease has 111 years remaining

The service charge and ground rent is currently £1,000pa approx.

The ground rent is £300pa

Subletting and short term lets are permitted.

The building has the benefit of a lift.

A parking permit is available via Harrogate Borough Council.

Tenure - Leasehold

Council Tax Band - C



Total Area: 63.7 m² ... 686 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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