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APTS 1, 2 AND 3 PARK VIEW HOUSE, 40 PARK AVENUE, HARROGATE, HG2 9BG

£1,650,000



# **APTS 1, 2 AND 3 PARK VIEW HOUSE, 40 PARK AVENUE,**

*Harrogate, HG2 8BW*

**A rare opportunity to purchase a substantial, characterful property extending to over 4,700 sq ft, currently arranged as three self-contained apartments, in this prime position overlooking the Oval Gardens, on Park Avenue. The property has the advantage of a good-sized and attractive rear garden with a southwest-facing aspect and a single garage.**

Apartment 1 is a beautifully presented, modern apartment with accommodation arranged over the whole of the ground and lower ground floor. This property has been fully modernised to a high standard, with high-quality, modern kitchen and bathroom fittings, a delightful sitting room with views over the Oval Gardens, and four double bedrooms, three of which are en-suite.

Apartments 2 & 3 are self-contained two-bedroom apartments each with modern fittings and enjoy the attractive outlook over the adjoining park.



Apt 1 - Sitting Room · Dining Kitchen · Utility Room · 3 / 4 Double Bedrooms · 3 En-Suite Bathrooms

Apt 2 - Sitting Room · Dining Kitchen · 2 Double Bedrooms · Bathroom

Apt 3 - Sitting Room · Dining Kitchen · 2 Double Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Lawned Gardens · Stunning Aspect Over The Oval Gardens













## ACCOMMODATION

### **APARTMENT 1**

Apartment 1 is a very spacious three / four-bedroom apartment arranged over the ground and lower ground floors. This apartment has a private entrance which leads to an entrance vestibule which has an attractive period tiled floor and a hallway which then leads through to the reception rooms on the ground floor. There is a sitting room which has the benefit of the turret and windows overlooking the Oval gardens. There is also a large open-plan dining kitchen with a high-quality fitted kitchen with windows overlooking the rear garden. There are four large double bedrooms arranged over the ground floor and lower ground floor three of which have en-suite bathrooms. One of the lower-ground-floor bedrooms is currently used as a games room and there is also a useful utility area.

This spacious apartment provides versatile accommodation where the spacious accommodation and large bedrooms could be used for a variety of different purposes. On the lower ground floor there is a large void area which currently provides a useful storage space that has huge potential for further development to create additional living accommodation if required, subject to obtaining the necessary consents.

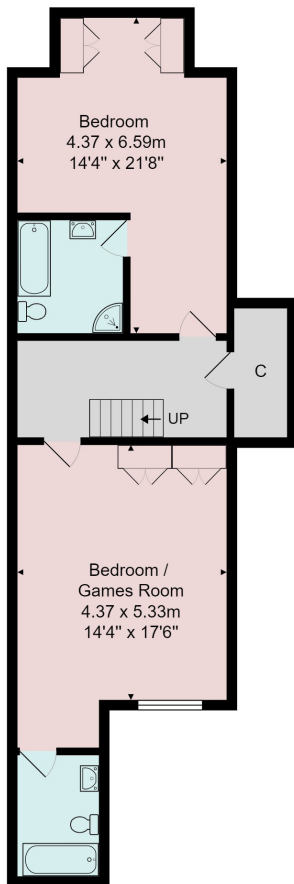
### **APARTMENT 2**

Apartment 2 is situated on the whole of the first floor and provide spacious accommodation with two double bedrooms, an attractive sitting room with turret and outlook over the Oval Gardens, a dining kitchen and bathroom with separate WC.

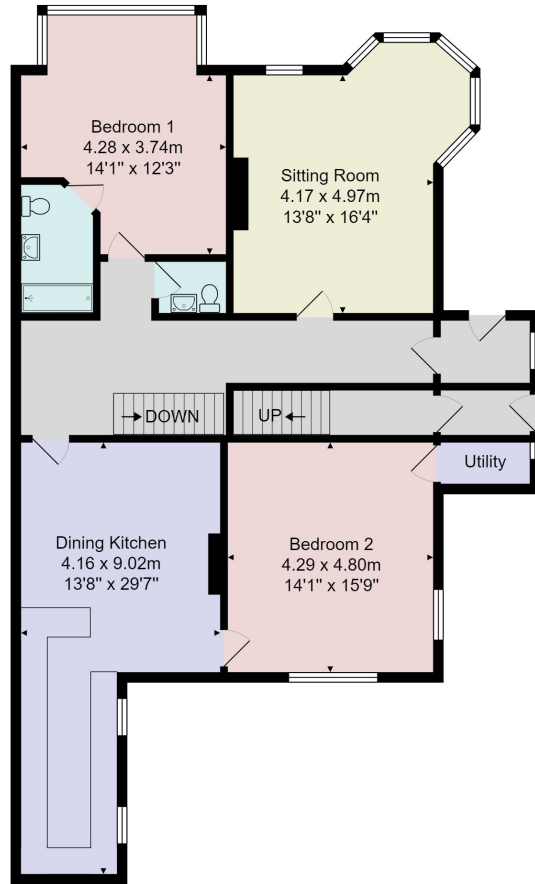
### **APARTMENT 3**

Apartment 3 is situated on the second floor of the building and provides good-sized accommodation with two double bedrooms, the sitting room, dining kitchen and bathroom.

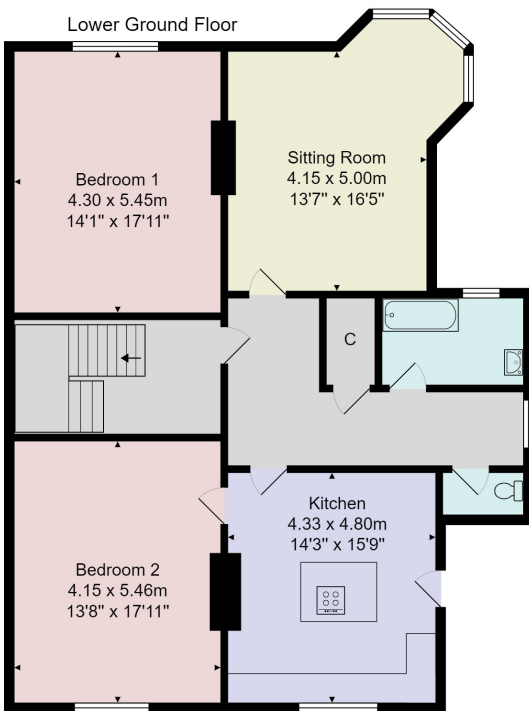
# FLOOR PLAN



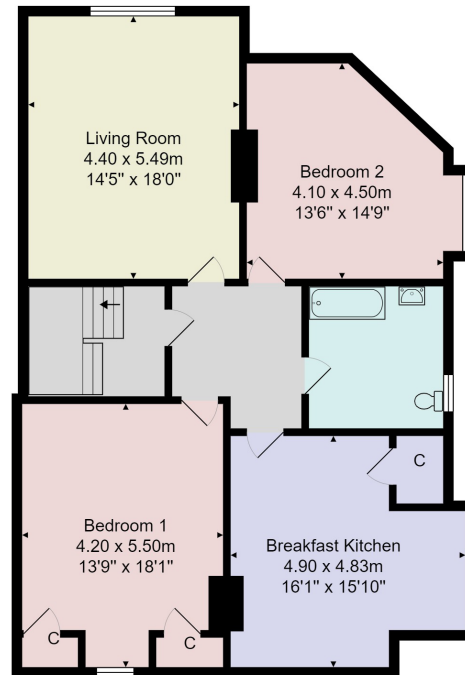
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 441.9 m<sup>2</sup> ... 4756 ft<sup>2</sup>

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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### Outside

To the front of the property there is a generous gravelled drive which provides ample off-road parking. To the rear of the property there is an attractive lawned garden with planted borders and paved sitting area. To the rear of the property there is a single garage with light and power. Position The property is situated, in this prime south Harrogate location, overlooking the Oval Gardens and close to the Stray, and just a short, easy walk from the centre of Harrogate. The property is close to local amenities including Harrogate's most popular primary and secondary schools.

### Agent's Note

The property represents a fantastic opportunity and would suit a number of different requirements. The current owners have lived in Flat 1 whilst renting out flats 2 and 3 to generate income, but there is huge potential to develop the property back into an impressive single dwelling with private garden, subject to obtaining the necessary consents.

### Services

All mains services connected.

### Council Tax Band

Apt 1 - D

Apt 2 - C

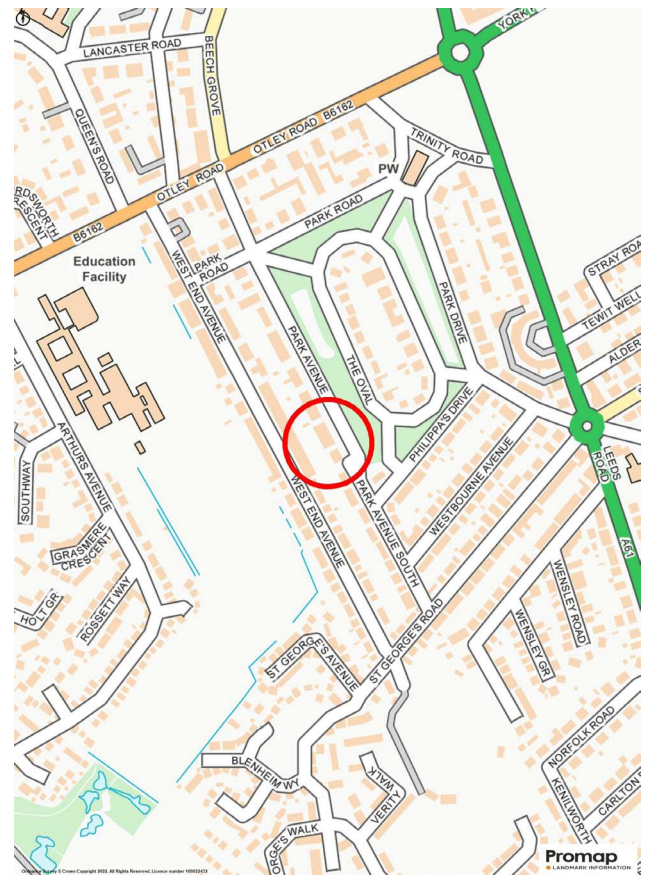
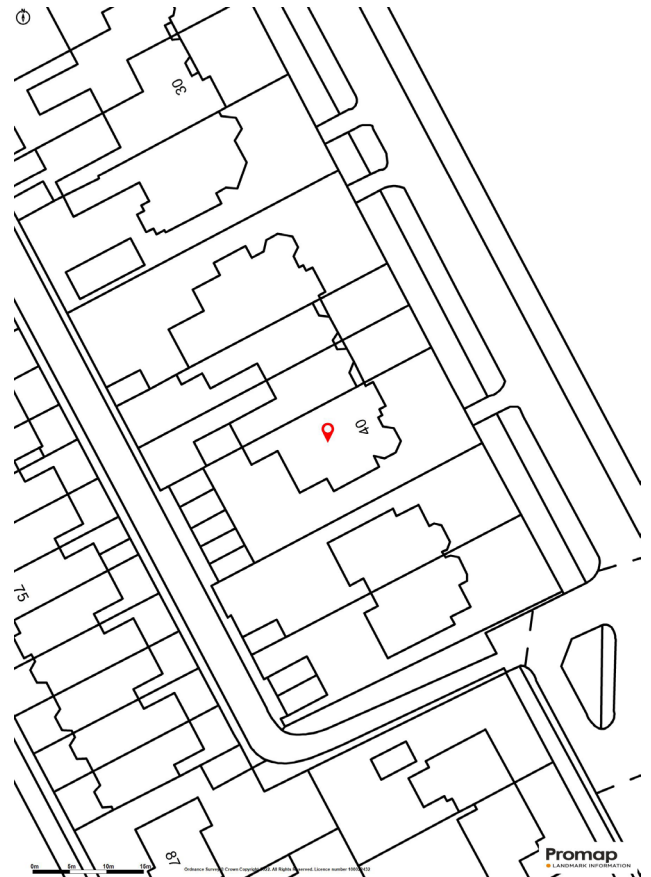
Apt 3 - C

### EPC Ratings

Apt 1 - D

Apt 2 - D

Apt 3 - D



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