



Flat 9, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

£325,000



## Flat 9, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

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A spacious and very well-presented three-bedroom second-floor apartment forming part of this attractive period Strayside building.

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This stunning apartment enjoys a delightful aspect over the famous Stray, in this highly convenient location just a few minutes' level walk from Harrogate town centre. The apartment has been recently updated and has the benefit of new decoration and carpets throughout, and provides a spacious and well-appointed open-plan living space, including a modern kitchen with views towards the Stray, three bedrooms, house bathroom and en-suite shower room. To the rear there is an attractive communal patio seating area.

This excellent property is offered for sale with no onward chain and an early inspection is strongly recommended.





## **GROUND FLOOR**

### **WELL-PRESENTED COMMUNAL HALLWAY**

With stairs leading to the upper floors.

## **SECOND FLOOR**

### **ENTRANCE HALL**

Central heating radiator and fitted utility cupboard with plumbing for washing machine.

### **SITTING / DINING ROOM**

A large open-plan living space with stone mullion windows to front having a delightful aspect over the Stray. Central heating radiator. Open plan to –

### **BREAKFAST KITCHEN**

With a range of modern wall and base units with breakfast bar, and work surfaces having inset sink. Electric hob with extractor above. Integrated electric oven, dishwasher and fridge / freezer. Window overlooking the Stray. Central heating radiator.

### **BEDROOM 1**

A double bedroom with window to side and central heating radiator.

### **EN-SUITE SHOWER ROOM**

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and shower. Tiling to walls and floor, window to side and heated towel rail.

### **BEDROOM 2**

Window to side, central heating radiator and fitted wardrobe.

### **BEDROOM 3**

Window to side and central heating radiator. Ideal for use as a single bedroom or as a study / snug.

### **SHOWER ROOM**

Modern white suite with low-flush WC, washbasin and large shower. Heated towel rail and tiling to walls and floor.

## **OUTSIDE**

The apartment has the use of attractive communal gardens set at the rear of the building, and a private outdoor patio sitting area. The apartment also has use of a basement private store room.

## **AGENT'S NOTE**

The property has the benefit of a new boiler which provides gas central heating to the property.

The apartment is long leasehold and has an original term of 125 years from 2008.

A ground rent of £300 pa is payable.

The service charge is currently £186 pcm

Pets are not permitted.

Subletting (renting out) the apartment is permitted.

The apartment is accessed via a communal staircase (there is no lift in this part of the building).

**Council Tax Band - E**







Total Area: 96.8 m<sup>2</sup> ... 1042 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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