



Apt 11, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

**£350,000**

Guide Price



## Apt 11, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

---

A stylish and very individual two-bedroom third-floor penthouse apartment with superb views over the adjoining famous Harrogate Stray.

This impressive apartment forms part of an attractive period building and has the benefit of lift access and an attractive communal garden. Apartment 11 offers very spacious and well-appointed accommodation comprising superb living room, separate dining room, together with stylish fitted kitchen, two bedrooms and two bathrooms. The apartment is accessed via an impressive communal hallway with lift facilities and has use of a storage locker downstairs.

Park Parade is a fashionable and highly sought-after area directly adjoining the Stray, close to a range of local shops and within easy level walking distance of Harrogate to town centre, where a range of excellent amenities are on offer. Offered for sale with no chain, an internal inspection is strongly recommended to appreciate the overall scale and quality of this superb home.





### **THIRD FLOOR ENTRANCE HALL**

Leading to -

### **LIVING ROOM**

A generous living room with two large windows boasting beautiful views over the famous Harrogate Stray. Double doors lead to -

### **DINING ROOM**

A good-size dining room with window to the rear.

### **KITCHEN**

A newly, fully fitted contemporary kitchen comprising of fitted wall and base units, a self-cleaning oven, gas hob, built-in microwave, integrated washer / dryer dishwasher and fridge / freezer and a window to the rear.

### **BEDROOM 1**

A great-size bedroom with fitted wardrobe

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

Comprising of a low-flush WC, washbasin and shower. Heated towel rail.

### **BEDROOM 2**

A good-sized bedroom with fitted wardrobes

### **BATHROOM**

Low-flush WC washbasin, bath with shower above. Heated towel rail.

### **OUTSIDE**

Communal gardens.

**Tenure** - Leasehold

**Council Tax Band** - D







Total Area: 97.2 m<sup>2</sup> ... 1046 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