



PARK DRIVE, HARROGATE

GUIDE PRICE £1,250,000

NORTH  
RESIDENTIAL

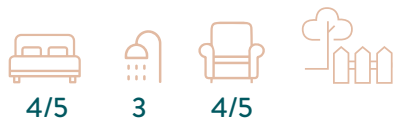
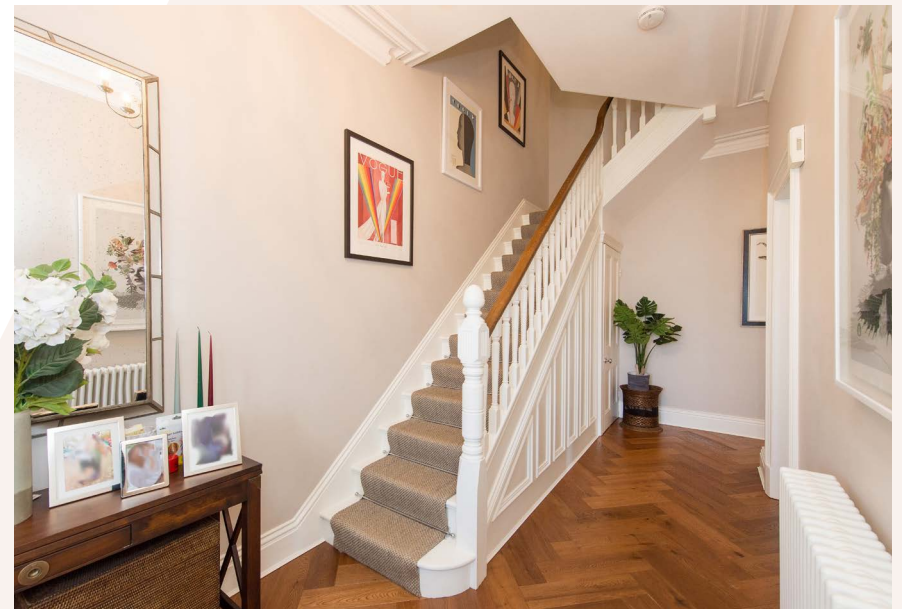
# Luxurious Harrogate town house in a prime location.

Holme Field occupies a prime position, on the edge of The Oval, one of Harrogate most sought after residential areas.

The town centre is within walking distance as are the Leeds Road amenities including Marks & Spencer's food hall.

The current owners have recently upgraded the property to an excellent standard throughout with beautifully light and well proportioned rooms, high ceilings and a luxurious feel throughout.

The accommodation extends to over 3,300 sqft and can be versatile to suit the needs of any discerning purchaser.



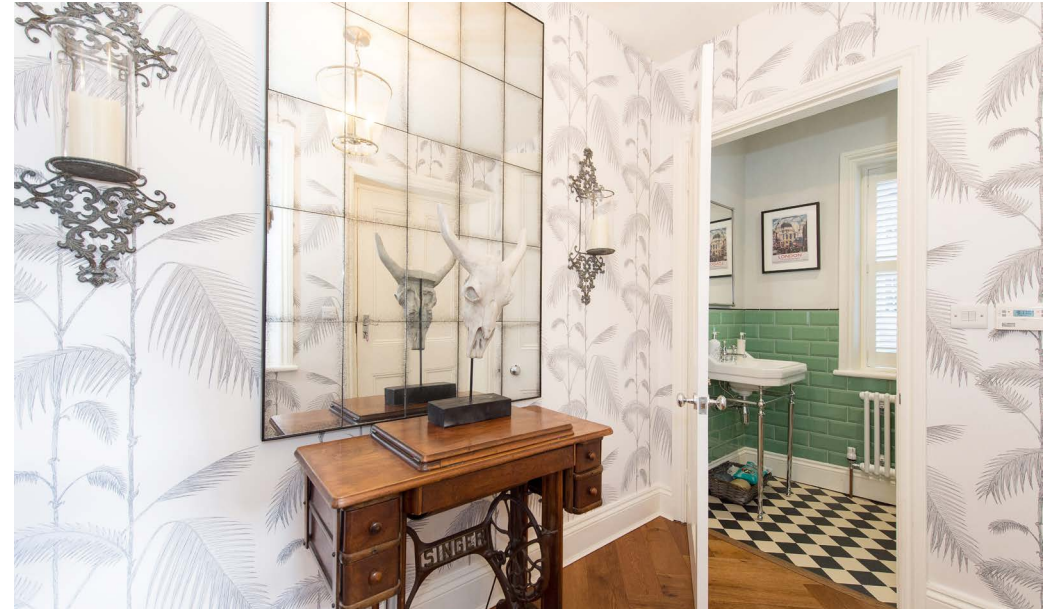
**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
G

**EPC Rating**  
D







# Property Description.

On the ground floor, the entrance hallway has traditional Victorian style flooring, from here there is a formal sitting room to the front with feature open fire place, fitted bookshelf's and large bay window. New parquet flooring has been laid for the majority of the ground floor. Adjacent to the sitting room is the kitchen area with granite topped central island and adjoining dining room. To the rear is a very useful boot room that also provides access to the outside and the downstairs WC.

The lower ground floor offers superb space with a cinema/ TV room, a home gym and a sizeable utility room which houses the new boiler system and further access to the rear courtyard. This whole floor could be used as a self contained accomodation if required.

The first floor has a superb principal bedroom with a modern en suite shower room. Adjacent to this is the guest bedroom an an impressive modern house bathroom with a walk in shower and standalone bath. To the second floor there are three bedrooms and a further bathroom, the loft has also been recently boarded out for storage.

Outside, to the front, there is on street parking together with a newly laid private driveway. To the rear is a spacious patio garden which wraps around the side of the property, ideal for summer entertaining.





## Services

We are advised that the property has Gas central heating, mains water and mains drainage.

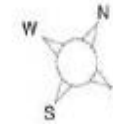
## Directions (HG2 9AX)

Leaving Harrogate town centre, take the A61/ Leeds Road, at the roundabout take the first turning onto Park Drive, Holmefield is shortly on your right hand side.





**Holmefield, 35 Park Drive, Harrogate**  
**Approximate Gross Internal Area**  
**3,333 sq ft / 311 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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