



Flat 1, 19 East Park Road, Harrogate, North Yorkshire, HG1 5QS

**£265,000**

## Flat 1, 19 East Park Road, Harrogate, HG1 5QS

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A one-bedroom ground-floor apartment providing spacious and high-quality accommodation, together with a basement that has huge potential for further development situated in the centre of Harrogate.

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The ground-floor apartment provides beautifully presented accommodation with a large sitting room with open fire, a stylish fitted kitchen with dining area, a quality shower room and large double bedroom. The property has gardens to the front with lawn and planted borders and further rear enclosed garden with decked sitting area. There is a large basement, that currently provides useful storage space but has huge potential for further development to create a self-contained property or additional accommodation for the apartment, subject to obtaining the necessary consents and permissions.

East Park Road is a quiet street situated in the heart of Harrogate town centre, just a stone's throw from the centre of town, where there is an excellent range of amenities on offer, including shops, bars, restaurants, and transport links, and is also nearby to the famous Harrogate Stray.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with windows on two sides. Attractive fireplace with open fire.

### **DINING KITCHEN**

A large kitchen and dining area with tiled flooring and under-floor heating. The kitchen comprises a range of quality fitted units with granite worktops and integrated fridge, freezer, gas hob and double oven. There is space and plumbing for a concealed washing machine and tumble dryer.

### **BEDROOM**

A large double bedroom with fitted wardrobes and ceiling fan.



### **SHOWER ROOM**

With quality fittings including Sottini WC, washbasin and bidet with traditional Bristan fittings and a Trevi traditional shower. Tiled flooring.

### **LOWER GROUND FLOOR**

There is a large basement, sold with the apartment. The access to the basement is currently via steps from the rear garden, although there is potential to reinstate a staircase that could potentially link the basement with the apartment above. The basement is currently used as storage space, but has potential for further development, either as a self-contained separate apartment or as additional accommodation for Flat 1, subject to obtaining the necessary consents and planning permission.



### **OUTSIDE**

The property has the front garden with lawn and planted borders and a rear garden which provides a decked sitting area and entertaining space. There is access to the basement via steps in the rear garden.

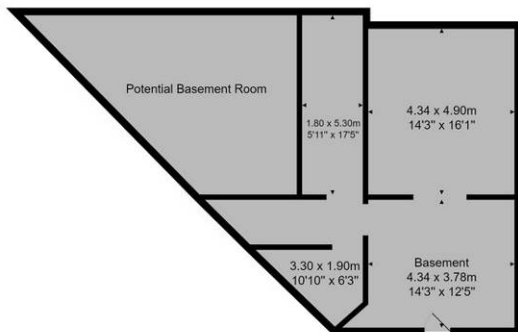
### **AGENT'S NOTE**

The freehold of the building is to be sold with the apartment, subject to long leasehold agreements with the two flats on the upper floors, each is 999 years from 1977. The costs of maintaining the building and buildings insurance is split three ways between the three flats

**Tenure** - Leasehold

**Council Tax Band** - B





Lower Ground Floor



Ground Floor

Total Area: 168.2 m<sup>2</sup> ... 1810 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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