



QUEEN PARADE, HARROGATE

GUIDE PRICE £1,395,000

NORTH
RESIDENTIAL

A stunning four-bedroom home in the heart of Harrogate with Stray views.

17a Queen Parade boasts an attractive period frontage with elegant stonework as well as being filled with unique character internally. The property features classic style, generous living accommodation as well as four bedrooms and an enclosed courtyard garden.

The property extends to 3167sq ft and is ideally located within walking distance to Harrogate town centre which provides a wide range of amenities and facilities.

Queen Parade is a truly enchanting street nestled in the heart of Harrogate Town. This tree-lined avenue exudes a sense of tranquillity while being conveniently positioned ensuring a life of convenience and comfort. Queen Parade ends at York Place, which drives parallel to the 200 acre Stray that Harrogate is renowned for.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	Harrogate Borough Council	Band G	C





Property Description

Upon entry of this fantastic home is a spacious and welcoming entrance hall which sets the scene for the stunning period features throughout including original marble fire surround, sash windows, impressive ceiling heights and cornicing.

Adjacent to the entrance hall is the main reception room with large bay window to the front and gas fireplace as well as formal, separate, dining room. To the end of the hall is the modern kitchen area with neutral gloss cabinetry leading through to the additional dining area and snug. There is also side access to of the garage.

Completing the ground floor is a handy utility and W.C.

The first floor comprises a fantastic master suite with dressing room and fully tiled modern bathroom with walk in shower and his and hers sinks and two further double bedrooms one with dressing area which are both serviced by a house bathroom.

To the second floor there is a further double bedroom with ensuite bathroom and large dressing area as well as a further study / storage space.





Outside

A rare find in the town centre, this property benefits from a beautiful and private courtyard garden area which can be accessed from the driveway of the property or via the kitchen.

There is also a garden area to the front of the property with well-manicured lawned area and pathway leading to the front door.

There is driveway parking for multiple cars as well as a single garage with electric up and over door.

Directions

Entering Harrogate on West Park turn right into Victoria Avenue, continue straight ahead until you get to the traffic lights. Proceed straight on and then straight over the roundabout until you arrive at a T-junction, turn right onto Queen Parade and you will find the property on your left-hand side.

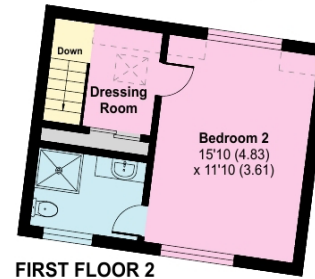
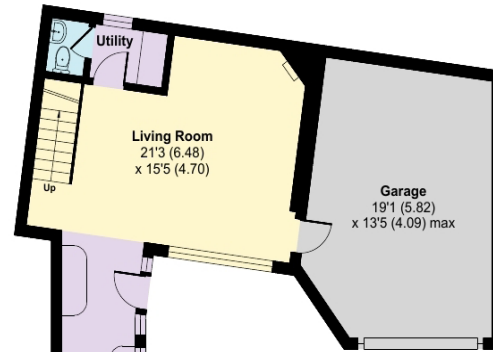
Services

We are advised that all mains' services are connected to the property. Gas fired central heating is installed.

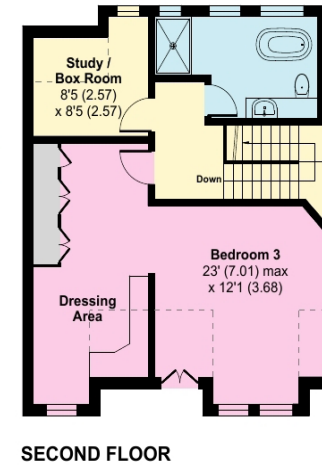
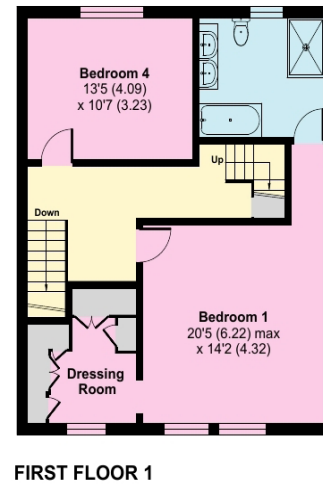
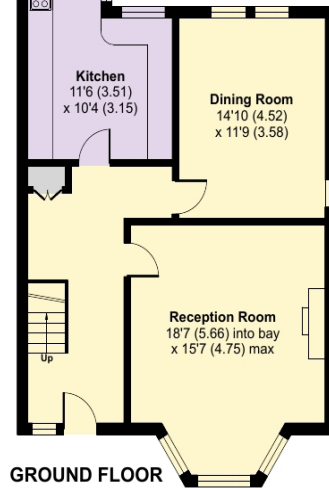


Queen Parade, Harrogate, HG1

Approximate Area = 2788 sq ft / 259 sq m
 Limited Use Area(s) = 100 sq ft / 9.2 sq m
 Garage = 279 sq ft / 25.9 sq m
 Total = 3167 sq ft / 294.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for North Residential. REF: 1202499

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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Particulars dated October 2024. Photographs and videos dated October 2024.

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