



PARK DRIVE, HARROGATE

GUIDE PRICE £1,250,000

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RESIDENTIAL

A luxurious town house located in the heart of Harrogate with driveway parking.

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

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

The current owners have recently upgraded the property to an excellent standard throughout, offering light-filled and well-proportioned rooms with high ceilings, creating a luxurious atmosphere.

The accommodation spans over 3,300 sq ft and provides versatile living spaces to suit the needs of any discerning buyer.



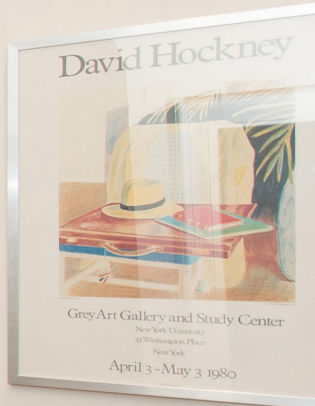
Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
G

EPC Rating
D





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Property Description.

Upon entering, the hallway features traditional Victorian-style flooring, leading to a formal sitting room at the front, which boasts a feature open fireplace, built-in bookshelves, and a large bay window.

The majority of the ground floor is laid with newly installed parquet flooring. Adjacent to the sitting room is the kitchen, which features a granite-topped central island and flows seamlessly into the adjoining dining room.

To the rear, a practical boot room provides additional storage and access to both the exterior and a downstairs WC.

The lower ground floor offers exceptional space, including a cinema/TV room, a home gym, and a large utility room housing the new boiler system, with further access to the rear courtyard. This level could easily be adapted into self-contained accommodation if required.

The first floor comprises a spacious principal bedroom with a contemporary en suite shower room. Adjacent is a guest bedroom, along with a stylish family bathroom featuring a walk-in shower and a freestanding bath. The second floor accommodates three further bedrooms and an additional bathroom. The loft has also been recently boarded out, providing useful storage space.

Outside, the property benefits from on-street parking at the front, as well as a newly laid private driveway offering off-street parking. To the rear, a generous patio garden wraps around the side of the property, providing an ideal space for outdoor entertaining.





Services

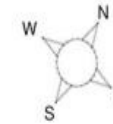
We are advised that the property has Gas central heating, mains water and mains drainage.

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 November 2024. Photographs and videos dated January 2024.

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