

2 Park Parade, Harrogate, HG1 5AE, UK

Approximate Gross Internal Area = 236.3 sq m / 2544 sq ft
 The Cottage = 55.1 sq m / 593 sq ft
 Garage = 21.1 sq m / 227 sq ft
 Total = 312.5 sq m / 3364 sq ft

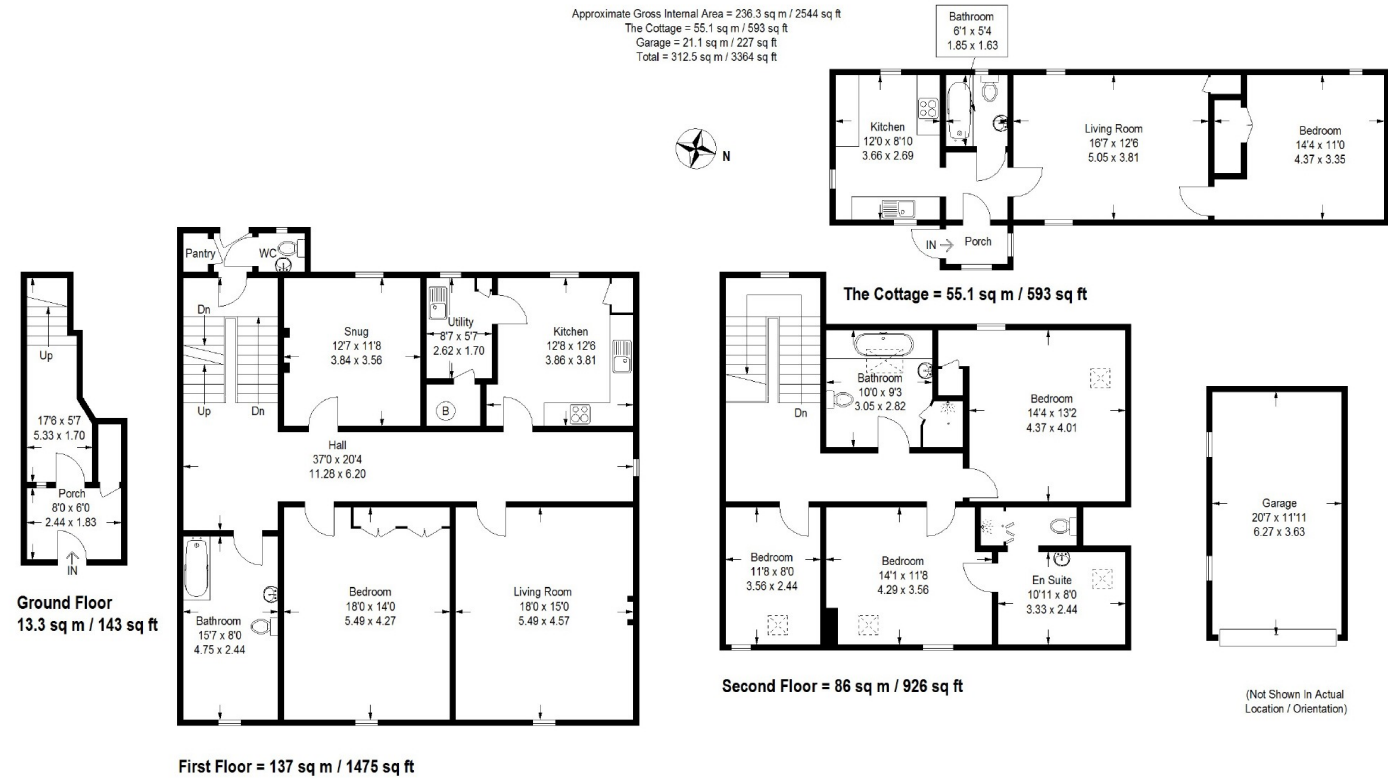
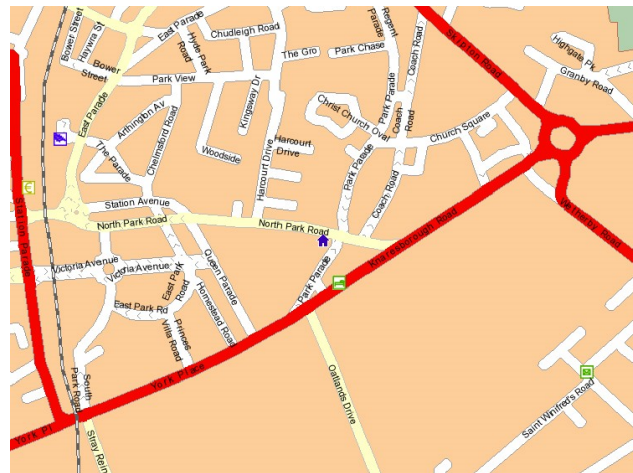


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
 Telephone 01423 566400
 Email enquiries@myringsestateagents.com

Directions

From Harrogate proceed along North Park Road. As you approach the Stray Parkland, number 2 Park Parade can be found on the right hand side.



2 Park Parade, Harrogate
£875,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myringsestateagents.com

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A rare opportunity to acquire a 4 bedroom first floor duplex apartment enjoying fabulous views across the Christ Church Stray parkland. The property forms part of an imposing Grade II Listed town house and has an adjoining, recently refurbished 1 bedroom cottage, ideal for a relative or holiday cottage investment.

Fronted by an attractive forecourt garden and with private ground floor entrance to the front of the property, a staircase ascends to the first floor with guest w/c to the split level landing. The spacious central hallway branches to a modern fitted kitchen which is large enough to accommodate a family dining table and has an adjoining separate utility room. The layout offers flexibility of use and currently presents a snug sitting room to the rear elevation, which could serve as a formal dining room if required, and a large living room to the front with feature fireplace, high cornice ceiling and elevated outlook over the Stray Parkland. There is a large double bedroom with built in wardrobes on this floor with a most stylish adjoining bathroom with heated tiled floor, contemporary white suite, open shower area and bathtub. This extends through to a dressing room/home gym area. To the second floor

there is a second house bathroom and three well proportioned double bedrooms, one having its own en-suite facilities. The separate self contained, single storey cottage is ideal for dependent relatives, guests or possible letting potential having its own entrance, kitchen, spacious living room, double bedroom with built in storage and bathroom. To the rear of the property is a private enclosed courtyard garden access from the first floor split level landing. In addition there is a large garage providing off street parking, and a large cellar which is ideal for storage.

Park Parade over looks the 200 acre Stray parkland, a 5 minute walk from the heart of Harrogate town centre. The conference town of Harrogate offers a wide variety of shops, stores, restaurants and designer clothes shops. The train and central bus station's are nearby for the daily commuter travelling into Leeds, York and down to London Kings Cross. Created when an Act of Parliament was passed in 1770 for the enclosure of common land in the Forest of Knaresborough. Some 200 acres of land were to remain open to provide free public access to the mineral springs. The Stray encloses the central area of the town on three sides and remains one of the most attractive features of Harrogate.



Bus
2 minutes by foot



Main Roads
A1M 6.1 miles



Train
Harrogate 0.5 miles



Airport
Leeds Bradford 12.6 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

We are advised that all mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band E

Tenure

Freehold