



Apt 1, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG

£350,000

Offers Over

## **Apt 1, 24-26 Park Parade, Harrogate, North Yorkshire, HG1 5AG**

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A very individual and splendid three-bedroomed duplex apartment forming part of this attractive period Strayside building, offering both generous and characterful accommodation over the ground and first floor.

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This stunning apartment enjoys a delightful aspect over the famous Stray, in this highly convenient location just a few minutes' level walk from Harrogate town centre, its associated amenities and the railway station. The apartment provides a well-appointed living space, including a modern kitchen and sitting room with views towards the Stray, three good-sized bedrooms, shower room and en-suite bathroom.

This excellent property is offered for sale with no onward chain and an early inspection is strongly recommended.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Telephone entry system and central heating radiator.

### **LOUNGE**

Large window to front overlooking the adjoining Harrogate Stray, central heating radiator and attractive ornamental fireplace. Open plan to –

### **BREAKFAST KITCHEN**

With a range of modern wall and base units, island and breakfast bar. Work surface with inset sink unit. Point for a range-style cooker with extractor hood above. Integrated appliances include fridge / freezer, dishwasher and washer / dryer. Window to rear.



## **FIRST FLOOR**

### **BEDROOM 1**

Window to front overlooking the Stray.

### **EN-SUITE BATHROOM**

Modern suite comprising low-flush WC, washbasin and bath with shower above.

### **BEDROOM 2**

Window to rear and door leading to –

### **SHOWER ROOM**

With two doors, allowing access from bedroom 2 and the hallway. Low-flush WC, washbasin and shower.



### **BEDROOM 3**

A good-sized further bedroom with window to front overlooking the Stray.

## **LOWER GROUND FLOOR**

Basement room providing storage facility.

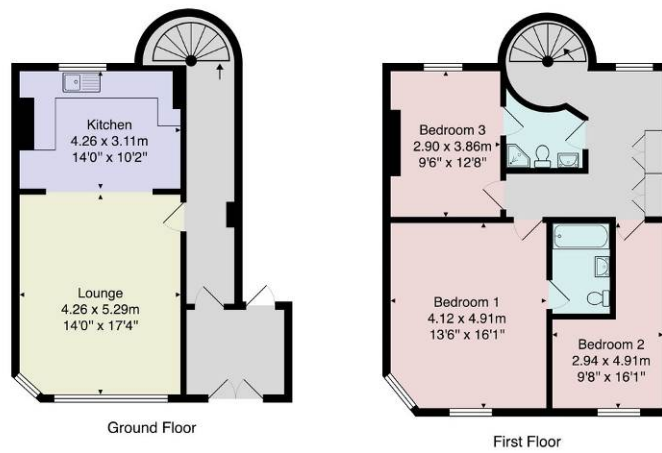
## **OUTSIDE**

Communal courtyard garden.

**Tenure** - Leasehold, having an original term of approximately 150 years. Service charge of £139 per calendar month. Ground rent of £300 per annum.

**Council Tax Band** - E





Total Area: 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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