



Viewing arrangements

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

Directions

From the Prince Of Wales roundabout proceed along the A61 Leeds Road turning right into Trinity Road. Turn left into Park Road where the property can be found on the right hand side.



Apartment 3 Dunorlan, 2 Park Road, Harrogate

£1,295,000

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

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A rare opportunity to acquire this simply stunning penthouse duplex apartment in one of Harrogate's most sought after addresses overlooking the tree lined Oval Gardens.

The superbly proportioned accommodation is arranged over the second and third floors of this impressive Victorian building and extends to almost 3,700 sqft. The second floor is configured with entertaining very much in mind with a central dining hall, large sitting room, club room and an impressive breakfast kitchen. A grand principal bedroom with an en suite shower room, two further bedrooms and house bathroom also feature on this floor and contribute to a vast amount of lateral space with high ceilings throughout. The apartment benefits from another floor of versatile space which is officially a bedroom suite with shower room, walk in wardrobe and dressing room. This versatile space can be reconfigured or used to suits the needs of the prospective purchaser and could be an ideal ancillary space for children or guests. With town council planning approved, a lift

installation project, under a section 20 notice (\$20) to the rear entrance, will shortly replace the existing fire escape access, and the funds for this work have already been provided up to the estimated cost. There are freshly landscaped communal gardens that surround the building. There is a single garage with a parking space in front. Additionally there are parking spaces at the front of the building for visitors to use. Park Road is a highly desirable address close to Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The town offers many attractions, such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages, which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes walk



Main Roads
A1M 8.1 miles



Train
Harrogate 0.8 of a mile



Airport
Leeds Bradford 11.2 miles

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

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band E

Tenure
Leasehold