



### 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 turn left into Coach Road. Continue ahead turning left and left again into Park Parade where number 18 can be found on the right hand side.



18 Park Parade, Harrogate

Guide price £1,850,000

MYRINGS

Harrogate's Leading Family Estate Agent



#MyFamilyValues



Proud Supporters





A fine example of a Georgian town house revealing tasteful interiors over four floors, with grand accommodation retaining all of it's original features, a recently renovated coach house with self contained accommodation ideal for a nanny/relative or offices and garaging. Deeply stocked walled lawned gardens and secure garaging. Enjoying stunning Stray views to the front elevations towards Christ Church and within a ten minute walk of the town centre

With gas fired central heating the property with a square footage of around 3913 comprises in brief. Entrance vestibule, main reception hall, sitting room with a period fireplace, arched display alcoves to chimney breast with cupboards below. Ceiling rose and cornice. Window seat with views towards the Stray parkland. Double timber panelled doors leading to the dining room. Period fireplace, recessed glass display cabinets. Ceiling cornice and dado rail. Tall window to the rear enjoying views of the gardens. Rear lobby and wc. Lower ground floor. A fantastic living space, hand built and painted kitchen with 'aga', cupboards to chimney breast. Central island with marble work surfaces over. Display cabinets and Belfast sink. Limestone tiled floors. Under stairs storage. Door to rear entrance hall and a vaulted wine cellar. The kitchen opens up to a breakfast room, feature Yorkshire range, recessed storage cupboards and Limestone tiled floors. Doors to the front elevation. First floor landing, main drawing room, a classic room with a feature fireplace, tall Georgian windows, floor to ceiling enjoying elevated views across the Stray. Ceiling rose and cornice. Arched recesses to the chimney breast. Bedroom with cupboards and a luxurious house bathroom. Free standing oval bath, walk in shower, finished in

Travertine marble. LED lighting. Second floor landing, master bedroom one, feature fireplace, storage cupboard, wall lights and Stray views. Walk in dressing room, recently refurbished en-suite, with an oval bath, walk in shower, twin vanity basins with units below. Finished in white Carrera tiling. Third floor landing, bedroom with cupboards, living/study area and modern shower room with access to roof space storage. Outside there are charming rear walled gardens. Deeply stocked and manicured. Yorkshire stone flagged patios and lawns leading to the coach house. Having undergone an exacting renovation programme, to provide a self contained dwelling for a relative, nanny or work place. Comprising entrance, orangery with double doors opening to the gardens and terracotta tiled floors. Central hall with stone cobbling. Smart shower room & wc finished in marble tiling. Door to the rear driveway and garage. Spiral staircase rising up to the first floor. A super, vaulted, open plan living/work place, with windows overlooking the gardens. Kitchen area with granite work surfaces over. Slim line electric heater. Wooden floors.

Park Parade is situated in a prime location in the heart of Harrogate town centre, it looks towards Christ Church on the 200 acre Stray parkland. The town of is around a 10 minute walk and offers a wide variety of shops, stores, restaurants and designer clothes shops. The train and central bus station's are also nearby for the daily commuter travelling into Leeds and York. The Cathedral city of Ripon is about 12 miles, the historic city of York 20 miles and the financial centre of Leeds 15 miles. The A1(M) is about 10 miles which provides excellent access to the commercial centres of the North and links with the national



Bus  
4 minutes by foot



Main Roads  
A1M 6.1 miles



Train  
Harrogate 0.5 miles



Airport  
Leeds Bradford 12.6 miles

Fixtures & fittings  
All high quality fixtures and fittings can be negotiated separately.

Services  
All mains services are connected.

Rating Authority  
Harrogate Borough Council Tax Band G

Tenure  
Freehold