



Total Area: 39.9 m² ... 429 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
	78
61	

Environmental Impact (CO ₂) Rating	
Current	Potential
	83
59	



Viewing arrangements

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

Directions

Proceed over Station Bridge from Station Parade. Turn left at the roundabout onto East Parade. Continue ahead then turn right onto Park View, where the property can be found on the left hand side.



Flat 1, 5 Park View, Harrogate

£115,000

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

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A well presented and secure 1 bedroom ground floor flat, offered For Sale with No Chain forming part of a substantial Victorian residence, an ideal purchase for an investor located within a short walk of the town centre and train station.

With gas fired central heating, high cornice ceilings and sash windows, the accommodation comprises in brief. Private entrance hall with wall mounted entry phone system, large living room with front courtyard views and modern shower room with rainfall shower. The property then moves to a spacious double bedroom followed by a fitted, light wood kitchen with a range of base and wall units, fridge freezer, washing machine, electric oven and gas hob. Communal front & rear courtyard

gardens, bike and bin stores. Residents on street permit parking.

Park View is located in the heart of 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 it's 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 station only moments walk away. The A1M which links to the national motorway network is only 7 miles away, and Leeds Bradford International Airport a mere 20 minutes drive.



Bus
5 minutes by foot



Main Roads
A1M 7.2 miles



Train
Harrogate 0.4 miles



Airport
Leeds Bradford 12.5 miles

Fixtures & fittings
The property is being sold as seen.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band A

Tenure
Leasehold