Park Parade, Harrogate, HG1 Approximate Area = 2895 sq ft / 268.9 sq m Denotes restricted Limited Use Area(s) = 21 sq ft / 1.9 sq m head height Garage = 824 sq ft / 76.5 sq m Total = 3740 sq ft / 347.4 sq m For identification only - Not to scale GARAGE GROUND FLOOR FIRST FLOOR LOWER GROUND FLOOR

Time to get to know the area te Wedding The train and central bus stations are nearby for the commuters Wedding. travelling into Leeds and York. The A1M linking into the Bridal shop Coach Rd national motorway network is only eight miles away and Leeds Bradford International airport a mere twenty minute drive. How to get there ch Oval From Leeds, follow signs for Harrogate (A61) and turn right at The Christ Prince of Wales roundabout along the A6040. Continue ahead to the High H next 'Empress Roundabout' turning left onto the A59. Take the third rade left (before the traffic lights) and then take the first left into Regent Parade which leads to Park Parade. The property can be clearly identified on the right hand side overlooking the parkland. Main Roads Train Airport Bus Harrogate 0.5 miles 4 minutes by A1M 6.1 miles LBA 12.6 miles



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX

Sales 01423 566 400 • Lettings 01423 569 007 • myrings.property













Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

30 PARK PARADE

HARROGATE, NORTH YORKSHIRE

£1,195,000

















30 Park Parade

Harrogate HG1 5AG

A stunning Grade II listed Georgian townhouse overlooking Christ Church Stray. This four bedroom family home has been tastefully renovated, offering generous accommodation over four floors. To the rear of the property is a landscaped courtyard garden, leading to a secure double garage and further garages offering development potential, subject to the usual consents.

With restored sash windows, gas fired central heating, and new plumbing and throughout. Accommodation comprises in brief; Reception hall with original Yorkstone flagged floors, sitting room with feature fireplace and recessed solid fuel burning stove, original Georgian pine floors and ceiling cornices, continuing through to the adjoining dining room. Breakfast kitchen with granite work surfaces over, recessed range cooker, stone tiled floors and breakfast bar. This room opens to a dining/snug area. Lower ground floor is an ideal space for a dependent relative, teenager or separate rental. This level comprises bedroom 4, en-suite bathroom, snug/office, utility room, spacious hallway, with additional access to the garden and



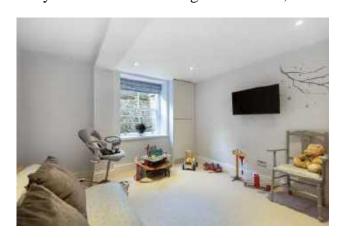
	 	[*
3	4	4

arched storage areas.

First floor landing, principal bedroom with two picture windows enjoying views over Christ Church Stray, en-suite bathroom, freestanding bath, walk-in shower and stone tiled floors. Bedroom 2 also with a picture window and en-suite bathroom. Second floor landing, with cupboard, bedroom 3 with beamed ceilings, eaves storage and adjoining bathroom space, first fixed ready for bathroom installation.

Outside there is a front forecourt garden with wrought iron railings. Enclosed rear landscaped courtyard garden, ideal for alfresco dining. Access to the large garage with electric roller door. Stairs up to a first floor potential studio/office space. Further triple garage block offering potential to convert into a separate dwelling/coach house, subject to the usual consents.

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 centre is a 10 minute walk offering a wide variety of shops, restaurants and entertainment. The train and central bus station are also nearby for the daily commuter travelling in to Leeds, York













Fixtures & Fittings	Services	Rating Authority	Tenure	EP C Rating
The property is being sold as seen.	All mains services are connected to the property.	Harrogate Borough Council Band E	Freehold	