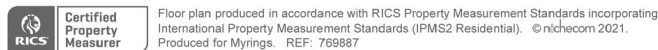


Approximate Area = 2895 sq ft / 268.9 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Garage = 824 sq ft / 76.5 sq m
 Total = 3740 sq ft / 347.4 sq m

For identification only - Not to scale



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 electrics 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



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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 | EPC Rating |
|-------------------------------------|---|----------------------------------|----------|------------|
| The property is being sold as seen. | All mains services are connected to the property. | Harrogate Borough Council Band E | Freehold | |