



1 The Parade, Harrogate, North Yorkshire, HG1 5ND

£460,000

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An individual four-bedroomed detached house offering generous accommodation, with good-sized garden and two driveways.

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This impressive house offers extensive accommodation with much character and charm, comprising two reception rooms, kitchen, utility, four bedrooms and house bathroom. The property is surrounded by attractive gardens and has the benefit of ample off-street parking with two driveways.

The Parade is an extremely convenient location in the heart of Harrogate town centre, just a few minutes' walk from all of Harrogate's amenities.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Leads to –

### **RECEPTION HALL**

Central heating radiator.

### **CLOAKROOM**

Low-flush WC and washbasin. Window to side.

### **SITTING ROOM**

Bay window to front, central heating radiator and attractive brick-built fireplace.

### **DINING ROOM**

Bay window to side, central heating radiator and cast-iron fireplace.

### **KITCHEN**

Having a range of wall and base units and work surfaces with inset sink unit. Point for range-style cooker with extractor above. Integrated dishwasher and space for fridge. Exterior door and window to side, central heating radiator.

### **UTILITY ROOM**

With further base units, work surfaces and inset stainless-steel sink and drainer. Plumbing for washing machine and fitted cupboard.

## **FIRST FLOOR**

### **BEDROOM 1**

Bay window to front, central heating radiator and shower cubicle.

### **BEDROOM 2**

Bay window to side, central heating radiator and fitted wardrobe.

### **BEDROOM 3**

Windows to rear and side, central heating radiator and fitted wardrobe.

### **BEDROOM 4**

Windows to front and side. Central heating radiator.

### **BATHROOM**

With low-flush WC, washbasin and large bath. Central heating radiator, window to side and airing cupboard.

## **SECOND FLOOR**

A large loft accessed via a pull-down ladder. Skylight windows.

## **OUTSIDE**

The property is surrounded by pleasant gardens with lawned, planted borders and paved sitting areas, and has the benefit of two driveways - one driveway at the front and a further driveway providing additional parking space. Timber garden shed.

**Tenure – Freehold Council Tax Band - E**



Total Area: 163.3 m<sup>2</sup> ... 1758 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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