



VERITY  
FREARSON

12 PARK PARADE, HARROGATE, HG1 5AF

GUIDE PRICE £765,000



# 12 PARK PARADE

*Harrogate, HG1 5AF*

**A beautifully presented Grade II Listed Georgian town house, built in Yorkshire stone, which includes a self-contained lower-ground-floor two-bedroomed apartment with its own access. This impressive property extends to over 3,500 square feet and is situated in this extremely desirable location overlooking the adjoining Stray parkland.**

This stunning period property provides well-appointed, modern accommodation, whilst retaining many of the original features of the house including marble fireplace, cornicing and ceiling rose. To the rear of the property is an attractive, private walled garden which leads to a two-storey garage, which provides further development potential.

Park Parade is a beautiful position adjoining the famous Harrogate Stray and just a short level walk from Harrogate town centre.



Lower Ground Floor Two-Bedroomed Self-Contained Apartment

Reception Hall • Sitting Room • Family Room • Dining Room • Kitchen

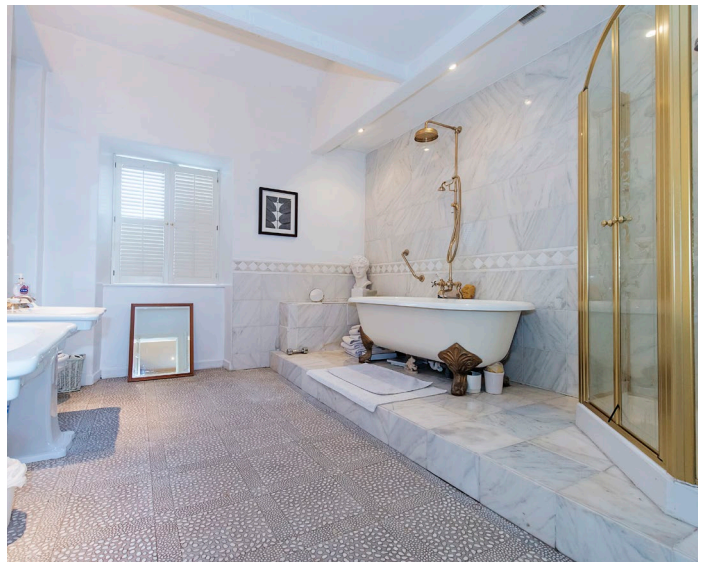
Four Bedrooms • Two Bathrooms • Laundry Room

Courtyard Garden • Single Garage













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With tiled floor, central heating radiator and under-stairs cupboard.

#### SITTING ROOM

Bay window to front overlooking the adjoining Stray, cedar wood flooring, stunning marble fireplace with living-flame gas fire and central heating radiator.

#### FAMILY ROOM

A further reception room with window to rear, cedar wood flooring and central heating radiator. Fitted shelving and cupboards.

#### DINING ROOM

Window to side, central heating radiator and cedar wood flooring.

#### KITCHEN

With a range of bespoke hand-made wall and base units and granite work surfaces. Fitted gas-fired Aga and integrated dishwasher. Tiled floor and window to side with wooden shutters. Gas fire.

### LOWER GROUND FLOOR

A self-contained two-bedroomed apartment with its own private entrance and an internal door giving access to the main house. The accommodation comprises –

#### KITCHEN / LIVING AREA

With a range of wall and base units, plumbing for dishwasher, plus electric hob with extractor hood above. Stone-flagged floor, central heating radiator. Inglenook fireplace with multi-fuel stove, fitted cupboards and windows to front.

#### BEDROOM

Window to rear and central heating radiator.

#### BEDROOM

Window to side and central heating radiator.

#### SHOWER ROOM

With low-flush WC, washbasin and shower cubicle. Heated towel rail.

### FIRST FLOOR

#### BEDROOM 1

A stunning master bedroom with cedar wood flooring and window to front with wooden shutters. Fitted wardrobes.

#### EN-SUITE BATHROOM

A large en-suite with low-flush WC, twin washbasins, claw-footed bath and shower cubicle. Window to rear, fitted storage cupboard and heated towel rail.

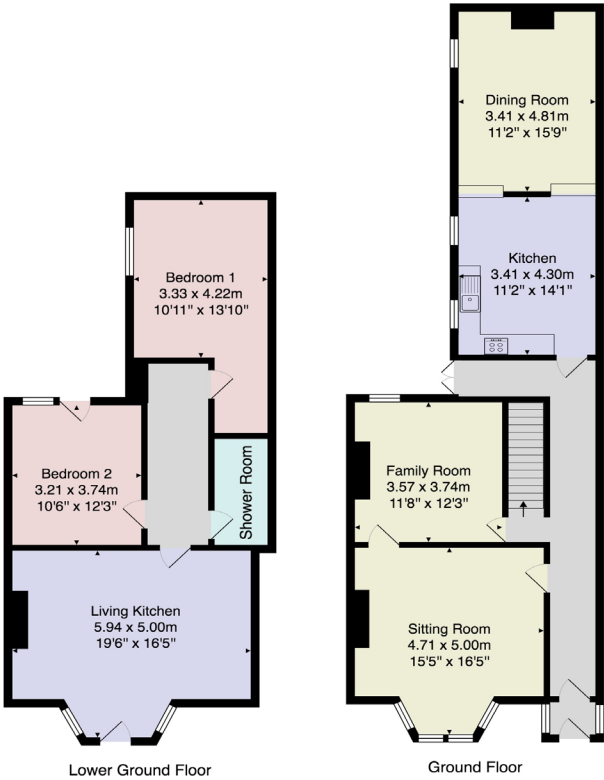
#### BEDROOM 2

A further double bedroom with window to side and central heating radiator. Cedar wood flooring.

#### BEDROOM 4

Window to front and central heating radiator.

# FLOOR PLAN



Total Area: 311.8 m<sup>2</sup> ... 3357 ft<sup>2</sup> (excluding balcony)



All measurements are approximate and for display purposes only.  
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### Outside

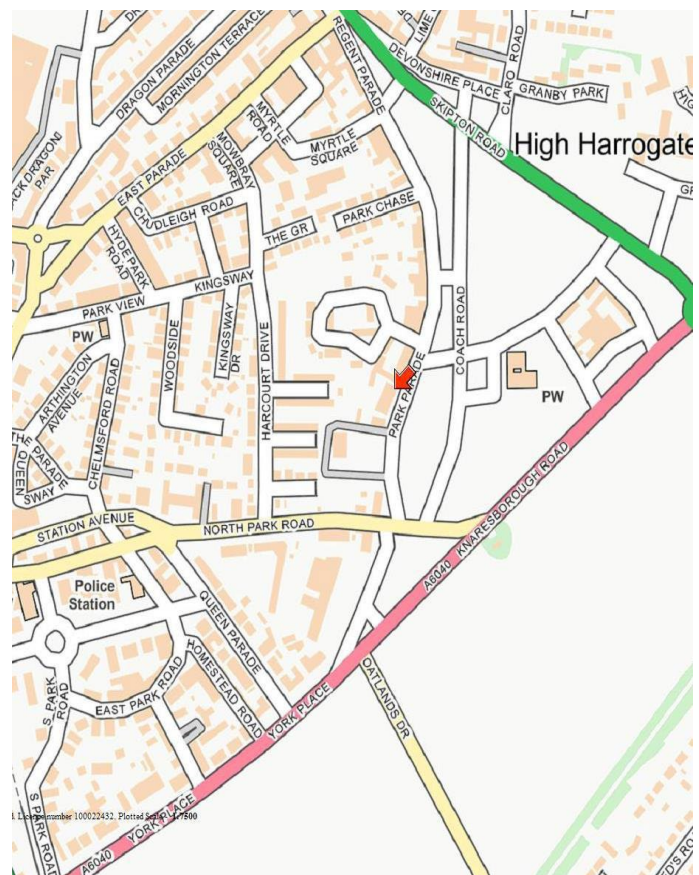
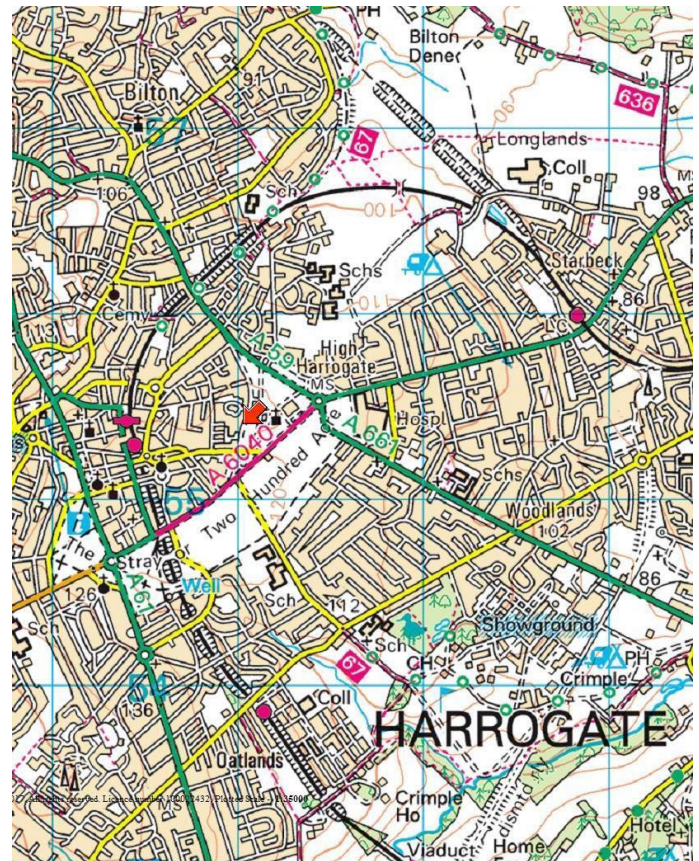
To the rear there is an enclosed, private courtyard garden providing an ideal barbecue and entertaining area. There is a single garage with stairs leading to a first-floor storage area. There could be potential to further develop this space into studio / home office accommodation, subject to obtaining the necessary consents.

### Directions

Park Parade is a beautiful position within a few minutes' walk of Harrogate and with a delightful aspect over the adjoining the famous Harrogate Stray. To access the property, simply head away from Harrogate Town centre along North Park Road and Park Parade will be seen on the left hand side.

Tenure - Freehold.

Council Tax - F



### Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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