



Apartment 1 27 - 28 Park Parade
Harrogate, Yorkshire HG1 5AG
Guide price £625,000



This residence features **three spacious bedrooms** and **two well-appointed bathrooms** , providing comfort for families or guests. Enjoy a secluded **private entrance** that offers security and convenience.

Relax in a **west-facing patio garden** , perfect for basking in the afternoon sun and enjoying beautiful sunsets.

Ample **parking for two vehicles** ensures convenience for you and your guests.

Located on the charming **Stray Side** , known for its picturesque views and tranquil surroundings.

Just a **short walk to the town center** , where you can explore local shops, cafes, and community events, making it an ideal location for urban living.



Description

This exquisitely presented ground-floor luxury apartment is ideally situated just a few minutes' stroll from Harrogate's vibrant town centre, offering picturesque views overlooking the serene Christ Church Stray parkland. The property boasts a private entrance, a charming west-facing patio garden, and designated parking for two vehicles, making it both convenient and appealing.

Recently and meticulously refurbished by the current owners, the apartment beautifully marries modern elegance with original period features. Upon entry, you are welcomed into a spacious central entrance hall that showcases stunning strip wooden flooring and includes a practical storage cupboard for added convenience.

At the front of the apartment, the generously proportioned sitting room features built-in bookshelves and elegant window shutters, creating a cosy and inviting atmosphere. Leading off the central hallway, an inner hall branches off to the stylish house bathroom, which is designed with a contemporary white suite, an over-bath shower, and exquisite travertine tiling that exudes luxury. The apartment comprises three well-sized double bedrooms, offering flexibility for use as a home office or guest room as needed.

The heart of this home is undoubtedly the magnificent kitchen, a sociable space designed for both cooking and entertaining. It features sleek modern cabinetry complemented by polished granite work surfaces, including a central island that provides an ideal gathering spot. There is ample space for a dining table or a cosy lounging area within the kitchen, and a door leading out through the rear porch takes you to the fully enclosed, west-facing patio garden—perfect for outdoor relaxation. This garden also includes secure gate access to the two designated parking spaces.

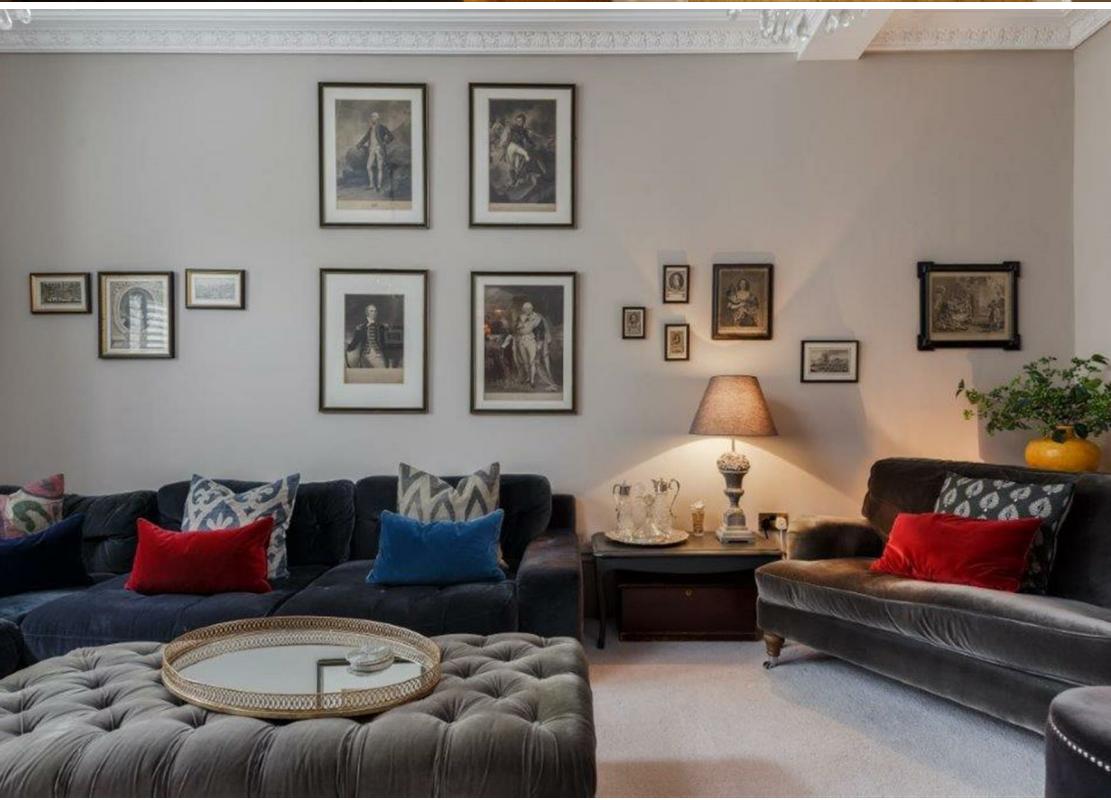
From the kitchen, an inner hall leads to the spacious main bedroom, which boasts an adjoining shower room complete with a large walk-in shower, providing a tranquil retreat within this stylish apartment. This residence combines comfort, elegance, and functionality, making it a truly desirable place to live.

Location

27-28 Park Parade is situated in a prime residential address within minutes' walk of Harrogate town centre, which offers a cosmopolitan range of amenities. The Cathedral city of Ripon is about 12 miles, the historic city of York 20 miles and the financial centre of Leeds 15 miles. The A1(M) is approximately 9 miles which provides excellent access to the commercial centres of the North and links with the national motorway network. The railway station at Harrogate is nearby and there are direct trains to York, Leeds, London Kings Cross and Edinburgh. Leeds Bradford Airport is about 11 miles away. There is a good choice of schooling, both private and state, within Harrogate and the surrounding areas.

Harrogate is a town in North Yorkshire, England, east of the Yorkshire Dales National Park. Its heritage as a fashionable spa resort continues in the Montpellier Quarter with the Royal Pump Room Museum, documenting the importance of local mineral springs. Nearby is the restored, Moorish-style Turkish Baths & Health Spa. To the west, leafy Valley Gardens features the art deco Sun Pavilion.

Set in the heart of Yorkshire, the Harrogate District is one of the most spectacular areas of England with attractive towns and villages, imposing historic houses, castles, abbeys, beautiful countryside and a host of other natural and man-made attractions. Expect exquisite gardens, beautiful parks, handsome tree-lined boulevards and a chance to lose yourself in the vibrant charm and elegance of this North Yorkshire destination.





Apartment 1, 27- 28 Park Parade Harrogate

Approximate Gross Internal Area = 1346 sq ft / 125.1 sq m
(Excluding Courtyard)



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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