

Apartment 1
14 Park Avenue, Harrogate



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An exceptionally well-appointed three-bedroom duplex apartment featuring elegant period details, situated in one of Harrogate's most prestigious locations, overlooking The Oval, part of the renowned Stray parkland.

Apartment 1, 14 Park Avenue is a spacious duplex apartment occupying the ground and lower ground floors of a Victorian stone-built property. The apartment, having been beautifully modernised throughout, retains a number of architectural features characteristic of the period, including deep skirting boards, ornate plasterwork, and large sash windows with fitted plantation shutters.

The ground floor is accessed via a communal vestibule, leading into a private hallway with a striking monochrome tiled floor. The principal reception room is the stylish sitting room, which features a wide bay window with integrated seating and a feature fireplace with a white surround and electric fire. To the rear lies a formal dining room with parquet flooring, bespoke floor-to-ceiling cabinetry, and a secondary fireplace, creating an ideal setting for both formal dining and entertaining. The generous breakfast kitchen is fitted with a range of wooden units, white work surfaces, and a stainless steel range cooker, further complemented by a separate utility room.

The ground floor also comprises a principal bedroom with built-in wardrobes and an en suite shower room, while a second double bedroom is served by a well-appointed family bathroom. On the lower ground floor, there is a large home office with fitted storage and an adjoining shower room, alongside an additional bedroom with built-in storage space, offering flexibility for a variety of uses.



To the front of the property is a beautifully maintained garden, predominantly laid to lawn and complemented by well-stocked borders and established planting, creating an attractive and tranquil setting. A paved pathway leads to the private entrance, while the apartment enjoys a pleasant outlook over the greenery and a notable sense of privacy. The characterful stone façade and mature trees further enhance the setting, providing a charming and leafy approach to this elegant period residence.

Location

The property is situated on the desirable south side of Harrogate on Park Avenue, a prestigious residential address perfectly placed for a range of local amenities. Nearby, the Leeds Road shopping parade and M&S Foodhall provide everyday conveniences, while Hornbeam Park offers further facilities including a gym, various eateries, and a train station providing regular services to Leeds, York, and London. Harrogate town centre is within easy reach and offers an excellent selection of independent and high street shopping, supermarkets, cafés, restaurants and the renowned Bettys Tea Rooms, together with a wide range of leisure and sporting facilities. The area is particularly well regarded for its schooling, including well-respected independent options such as Harrogate Ladies' College, Ashville College and Brackenfield School.

Communication links are excellent, with the A1(M) providing convenient access to the national motorway network, and Leeds Bradford Airport offering a wide range of domestic and international flights.

Postcode region: HG2

General

Local Authority: North Yorkshire Council
 Services: Mains electricity, gas, water and drainage
 Council Tax: Band D
 EPC Rating: E
 Leasehold: 999 years from 1 July 1985
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,897 sq. ft (176 sq. m)

2 reception rooms

3 bedrooms

3 bathrooms

Ornamental gardens

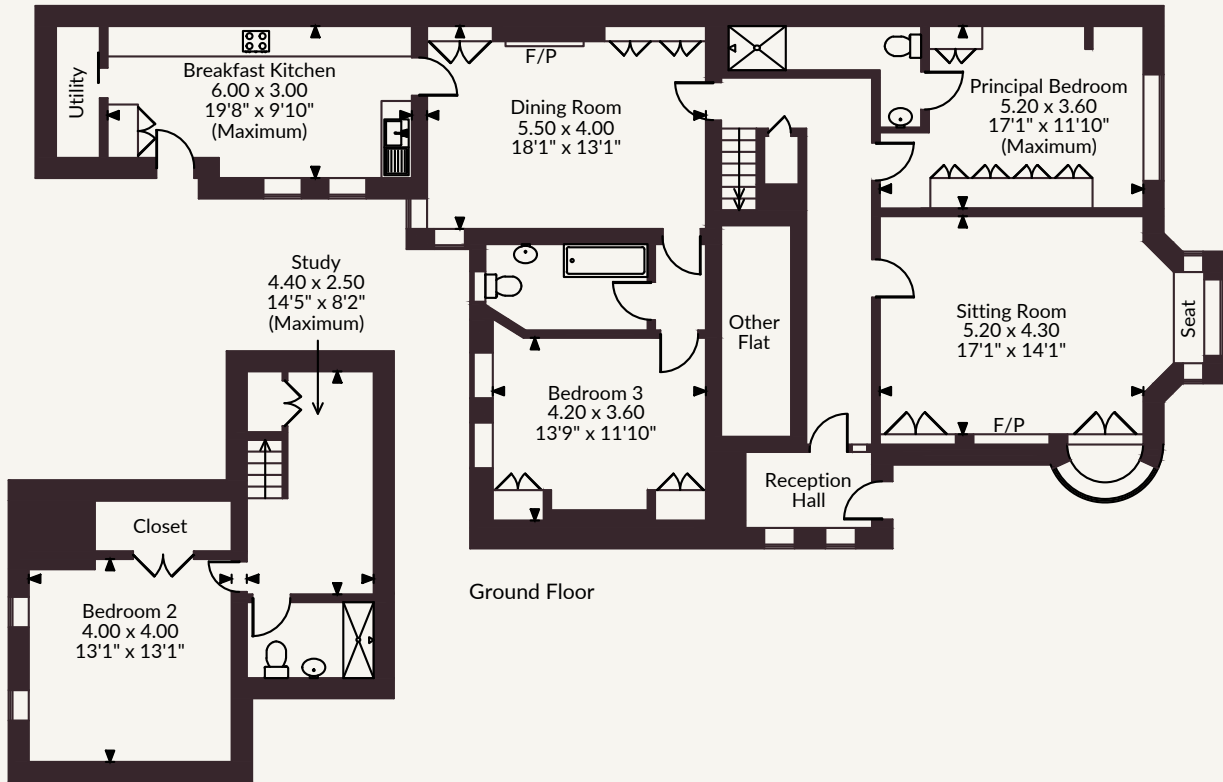
Leasehold (shared freehold)

Prime town location

Guide price £850,000



Park Avenue, Harrogate
Internal area 1,897 sq ft (176 sq m)



Ground Floor

Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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