

12 Park Parade Harrogate



Strutt & Parker

Land and property. Since 1885.

A beautifully restored Grade II listed townhouse offering elegant accommodation with refined contemporary finishes, overlooking the Stray in a sought-after position close to Harrogate town centre.

12 Park Parade is an exceptional Grade II listed Georgian townhouse, occupying a prestigious position in High Harrogate overlooking the Christchurch Stray. Dating from c1830, this heritage property has been meticulously renovated using reclaimed historic materials and premium contemporary systems that seamlessly blends original character with a focus on modern comfort, sustainability, and technology—ready for discerning owners who value both provenance and contemporary luxury. A welcoming reception hall leads to a light-filled front sitting room where a sweeping bay window frames the iconic Stray and a striking gas fired, wood burning effect fire creates a natural focal point. Adjacent is a private office for quiet contemplation, while at the rear a formal dining room impresses with engineered oak laid floors, bespoke cabinetry and a contemporary fireplace. The adjoining breakfast kitchen offers a refined culinary setting, featuring Dekton worktops, an electric Aga and a full suite of integrated appliances.

The first and second floors accommodate four additional double bedrooms of generous proportion. The principal suite enjoys a private balcony, fitted wardrobes and a luxurious en suite bathroom. A further bedroom, family bathroom and well appointed utility room occupy the first floor, while the second floor offers two further bedrooms with valuable eaves storage.

The lower ground level has been expertly re imagined as a spacious open plan kitchen, dining and living suite. Yorkshire flagstone flooring runs beneath sleek, built in cabinetry and contemporary appliances, delivering a perfect blend of heritage and modernity. A private entrance and a self contained bedroom with an en suite shower suite make this floor an ideal, self sufficient haven for guests, extended family or ancillary use.



Externally, a sunken courtyard at the front, bounded by wrought iron railings and stone steps, offers an elegant approach to the annex entrance, while a second stairwell ascends to the covered porch of the main house. At the rear, an enclosed courtyard garden creates a tranquil oasis for al fresco dining, complete with raised planting borders and gated access to the detached garage, which also provides convenient first floor storage.

Location

Enjoying a prime position in the historic heart of Harrogate, a town celebrated for its elegant Georgian and Victorian façades, boutique shopping, vibrant cultural venues and a range of leisure amenities. The address sits on the edge of the famous Stray, offering immediate access to open green space while remaining within striking distance of the town centre's premium amenities. Families benefit from an excellent selection of schools, both state run and independent, while everyday conveniences are served by several supermarkets. Transport links are superb: the A1(M) lies only about 10 miles away, providing swift north south road access, and Harrogate railway station delivers direct services to London King's Cross in roughly three hours. For recreation, there is the award winning RHS Harlow Carr Gardens, the Turkish Baths and Spa and the historic Pannal Golf Club is nearby. The surrounding Nidderdale National Landscape offers immediate access to an extensive network of walking, cycling and riding routes, delivering the perfect blend of town living and countryside escape.

General

Local Authority: North Yorkshire County Council
Services: Mains electricity, gas, water and drainage
Council Tax Band F, the annexe is currently assessed on business rates with a small business exemption.
EPC Rating: D
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,847 sq. ft (264 sq. m)
4 reception rooms
5 bedrooms | 3 bathrooms
Self-contained annexe
Two storey garage
Prime town centre location

Guide price £1,150,000



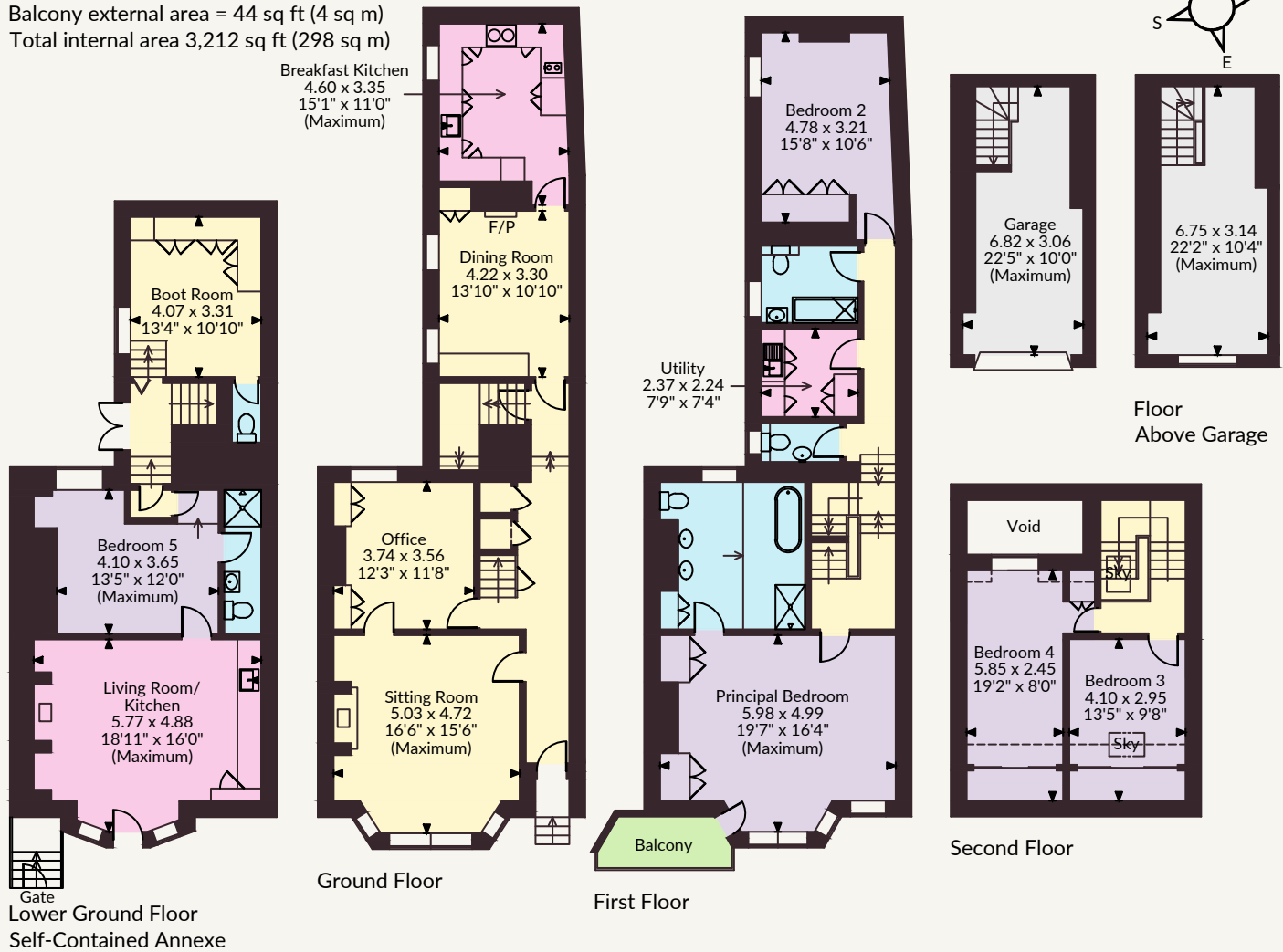
Park Parade, Harrogate

Main House internal area 2,847 sq ft (264 sq m)

Garage internal area 365 sq ft (34 sq m)

Balcony external area = 44 sq ft (4 sq m)

Total internal area 3,212 sq ft (298 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8700113/SMA

Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274 | harrogate@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.