



Apartment 3, Southfield, 109 Station Parade, Harrogate,
North Yorkshire

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BNP PARIBAS GROUP 

Apartment 3, Southfield, 109 Station Parade, Harrogate, North Yorkshire, HG1 1HB

A stunning ground floor apartment finished to an exceptionally high standard with private terrace and car parking, situated in the heart of Harrogate overlooking The Stray

Harrogate mainline station 0.4 miles (3 hours to London Kings Cross), Ripon 11 miles, Leeds 15 miles, York 20 miles, A1(M) (Jct 47) 7.7 miles
Leeds Bradford airport 11.9 miles

Private entrance hallway | Kitchen/sitting room
Bathroom | Principal bedroom with en suite
Second bedroom | Private terrace | Car parking
EPC rating D

The property

Southfield House is located in the popular location in Harrogate, with stunning interiors and presented to a high specification, overlooking the famous Stray.

Apartment 3 is located on the ground floor and is accessed via a beautifully styled communal foyer with a lift. The private entrance hallway benefits from engineered oak flooring throughout and a useful utility cupboard, which has plumbing for a washing machine/dryer. There is also an audio and video entry phone to allow guests entry.

The dual aspect open plan living kitchen dining area has engineered oak flooring and enjoys a separate door to its own private terrace area. The contemporary kitchen comprises a range of handleless light grey wall and base units with soft closing doors and drawers, quality German fridge and freezer, dishwasher, Miele microwave, Miele induction hob, oven and extractor, wine fridge, 'Quooker' type monobloc hot/cold/

boiling water tap, with Quartz work surfaces. The generous principal bedroom has a built in wardrobe and contemporary en-suite bathroom featuring a Villeroy & Boch bath and double shower, his and hers sinks with Hansgrohe chrome ware and storage vanity draw, chrome heated towels rails and underfloor heating. The second bedroom also has a built in wardrobe with views across the garden. The luxurious Jack & Jill house bathroom boasts a Villeroy & Boch shower and sinks with Hansgrohe chrome ware and storage vanity draw, chrome heated towels rails and underfloor heating.

Outside

The private terrace area is accessed from the sitting area with an adjacent garden to relax and unwind, with a private gate leading to the car park. The property also benefits from an allocated parking bay in the covered parking garage and residents have use of four communal EV charge points.

Location

The property is located just moments from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent including the outstanding-rated Harrogate Grammar School. The area is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south, and is within striking distance of the Harrogate train station. The 200 acre famous Harrogate Stray is a stone's throw from the development offering invaluable open space providing greenery and sanctuary in such a unique way.





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Approximate Gross Internal Area = 1135 sq ft / 105.5 sq m



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID993944)



Directions

The development is located in the town centre at the end of Station Parade overlooking The Stray.

General

Local Authority: Harrogate Borough Council
01423 500 600

Services: Mains electric, mains water, mains drainage.

Council Tax: Band F

Tenure: Leasehold expiry date 31st January 2270

Offers Over: £550,000

Harrogate

Princes House, 13 Princes Square HG1 1LW

01423 561274

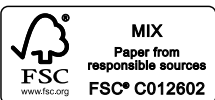
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