



FLAT 3, 6 PARK ROAD HARROGATE, HG2 9AZ

£775,000
LEASEHOLD

Monroe is proud to present this exceptional, chain-free duplex apartment on Harrogate's prestigious Park Road, blending 1920s charm with luxurious modern living. Immaculately finished with high-spec features throughout, the home offers spacious living areas, a showstopping kitchen, and an opulent principal suite with hidden access. With beautifully kept communal gardens, a private garage, and a welcoming community, this is a rare opportunity in one of Yorkshire's most desirable locations.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 3, 6 PARK ROAD

- Chain-free luxury duplex apartment
- Prestigious Park Road location
- Built in the 1920s
- High-spec Fisher & Paykel kitchen
- Marble island with breakfast bar
- Formal dining with wine coolers
- Elegant feature fireplace in lounge
- Hidden staircase to primary suite
- Dressing room and walk-in wardrobe
- Two guest bedrooms with en-suites



Park Road

Monroe is delighted to present this exceptional, chain-free duplex penthouse apartment, offering a rare blend of five-star luxury and timeless character. Located on the prestigious Park Road in Harrogate, an area celebrated for its outstanding quality of life, this stunning 1920s residence combines period elegance with contemporary living. If you've ever dreamed of owning a luxurious duplex with warm, welcoming neighbours, this could be the one.

From the moment you step inside, you're greeted by a high-specification kitchen, beautifully appointed with Fisher & Paykel appliances. A large central island with marble worktops flows into a stylish breakfast bar, while abundant integrated storage ensures practicality matches the elegant design.

The ground floor offers versatile living spaces, including a separate lounge or study, a compact guest W/C, and a dedicated dining room complete with dual wine coolers, ideal for hosting. The formal living room features a charming fireplace and picture windows that capture delightful views.

The level of luxury and attention to detail throughout this home is truly outstanding. Discreetly concealed behind hidden doors, a staircase leads to the impressive primary suite, an elegant sanctuary complete with a fully tiled en-suite featuring a double vanity sink,

walk-in shower, and a private dressing room with a spacious walk-in wardrobe.

Park Road features beautifully maintained communal gardens and includes a private garage with off-street parking for added convenience.

This exceptional property is undoubtedly one of Yorkshire's most exclusive apartments and is a rare opportunity not to be missed.

REASONS TO BUY

- Pinnacle of five-star living
- Chain-Free Purchase
- Highest specification throughout
- Stunning views in a prime location
- Three luxury en-suite bedrooms
- Large kitchen island with marble worktops
- Primary Suite featuring walk-in wardrobe
- Lovely, friendly neighbours
- Well maintained communal garden
- Off-street parking and garage

ENVIRONS

Harrogate offers the perfect balance of tranquil countryside living and vibrant town life. The town

provides excellent connectivity to nearby cities such as Leeds, York, and Ripon, with regular public transport links and easy access to major road networks. Harrogate is home to a range of prestigious schools, including Harrogate Grammar School, and boasts an abundance of award-winning restaurants, boutique shops, and independent cafés.

The area is also well-known for its exceptional leisure facilities, from the historic Turkish Baths to renowned golf courses and spa hotels. With excellent proximity to Leeds Bradford International Airport and the surrounding Yorkshire countryside, Harrogate is a truly ideal base for both business and pleasure.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

We are advised that the property is leasehold, and that

vacant possession will be granted upon legal completion. This property has 995 years remaining on the lease. We have been advised the service charge is £3000.00 and the ground rent is £0.00.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

FLAT 3, 6 PARK ROAD





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ADDITIONAL INFORMATION

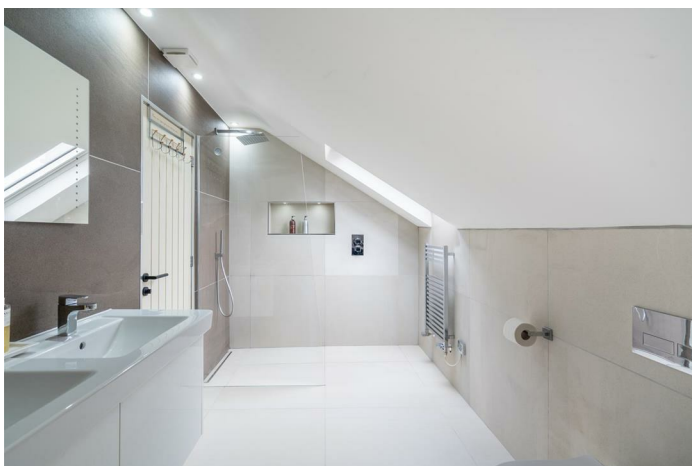
Local Authority – North Yorkshire

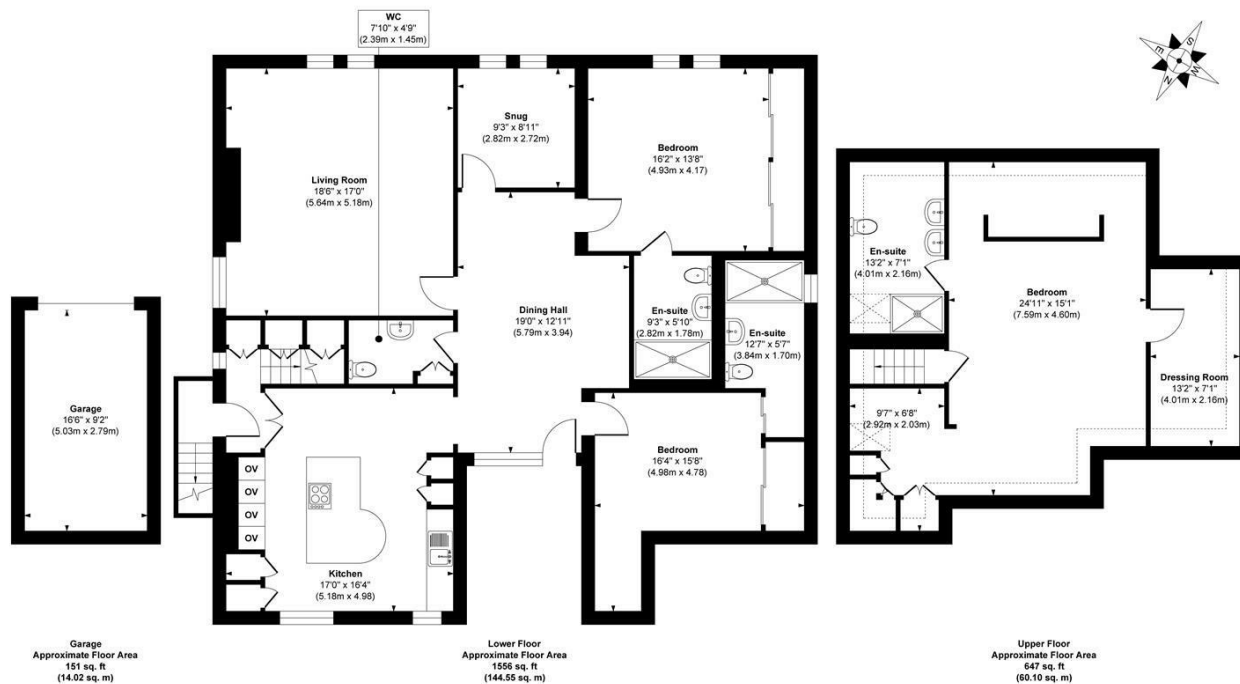
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2354.00 sq ft

Tenure – Leasehold

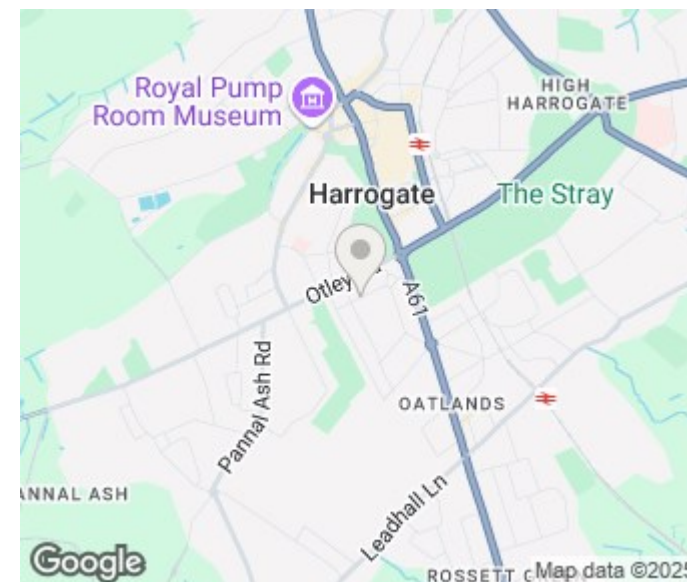




Approx. Gross Internal Floor Area 2354 sq. ft / 218.67 sq. m (Including Garage)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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