



VERITY
FREARSON

55 KENT ROAD, HARROGATE, HG1 2NL

£1,250,000

55 KENT ROAD,

Harrogate, HG1 2NL,

A rare opportunity to purchase a substantial four-bedroom detached property within this desirable location on the prestigious Duchy estate. This characterful property provides spacious and well-presented accommodation with the benefit of new double-glazed windows and external doors throughout.

The property provides generous living accommodation including three reception rooms and a breakfast kitchen, as well as a utility room, study and cloakroom. There are four bedrooms on the first floor including a master bedroom with dressing room and en-suite. The property stands with attractive grounds having a generous driveway leading to a carport. The attractive rear garden has mature, well-stocked borders and patio. The accommodation is well presented but now offers buyers huge potential to further develop the property. In particular, there is a large loft, extending to approximately 680 square feet, which could be developed to provide additional bedrooms / bathroom / playroom etc.

Kent Road is one of Harrogate's most desirable addresses and is a quiet road within the Duchy estate, just a short walk from Harrogate town centre and the Valley Gardens and close countryside and woodland. Offered for sale with no onward chain.

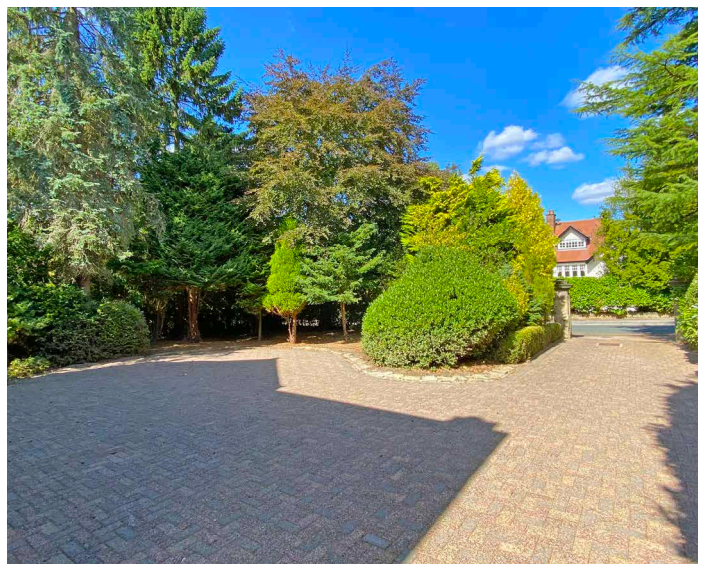
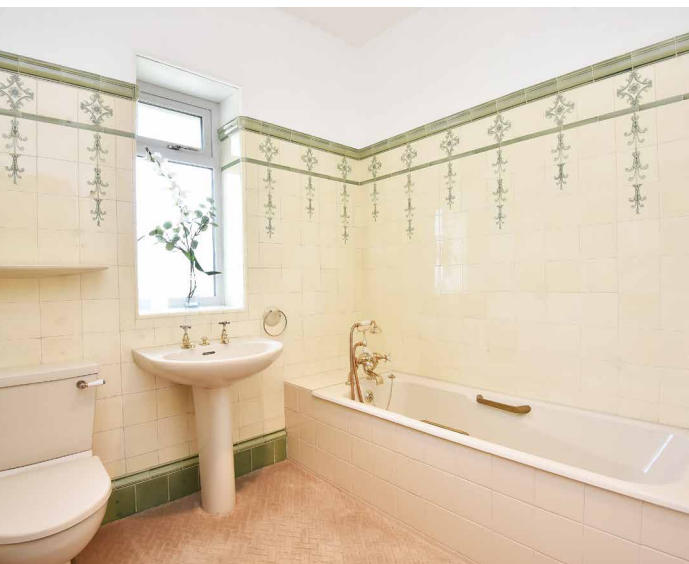


Sitting Room · Dining Room · Family Room · Breakfast Kitchen · Utility Room · Office · Wine Cellar

4 Bedrooms · En-Suite Shower Room · Bathroom · Attic Space

Off-Road Parking · Carport · South-Facing, Attractive Walled Garden







ACCOMMODATION

GROUND FLOOR

Glazed door leads to –

SPACIOUS RECEPTION HALL

SITTING ROOM

A large reception room with bay window to front and windows to side. Attractive fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window to side and fitted book shelves.

FAMILY ROOM

A third good-sized reception room with glazed doors and windows overlooking the garden. Fitted bench seating.

BREAKFAST KITCHEN

Range of wall and base units, gas hob with extractor hood above. Integrated electric double oven and warming drawer, fridge / freezer and dishwasher. Window to side and dining area.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Window to side. Tiled floor.

OFFICE

A further room with window to front.

CLOAKROOM / WC

With WC and washbasin. Window to side.

WINE CELLAR

Steps from the reception hallway lead down to the dungeon / wine cellar!

FIRST FLOOR

BEDROOM 1

A double bedroom with window to side. Fitted wardrobes and a large dressing room with windows overlooking the garden and further fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, bidet, washbasin set within vanity unit and large shower. Windows to side and rear.

BEDROOM 2

A further double bedroom windows to front and side.

BEDROOM 3

A double bedroom with window to front.

BEDROOM 4

A further bedroom with window to side and fitted wardrobe.

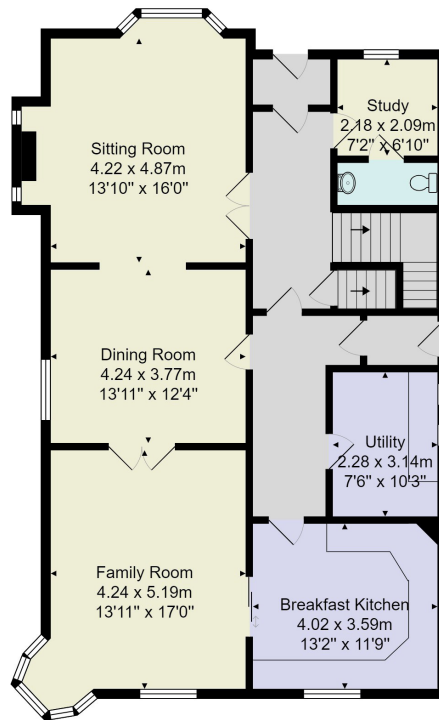
BATHROOM

With WC, washbasin and bath. Window to side. Fitted cupboards.

ATTIC SPACE

With the benefit of a very high roof apex, providing an additional 680 square feet.

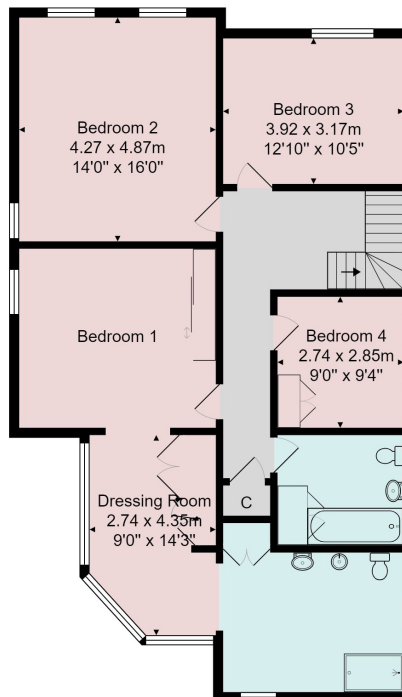
FLOOR PLAN



Ground Floor

Total Area: 227.8 m² ... 2452 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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First Floor

Outside

A generous block paved drive provides ample off road parking and leads to the car port. To the rear of the property there is an attractive walled garden with well stocked borders, lawn and paved sitting area enjoying a south facing aspect.

Location

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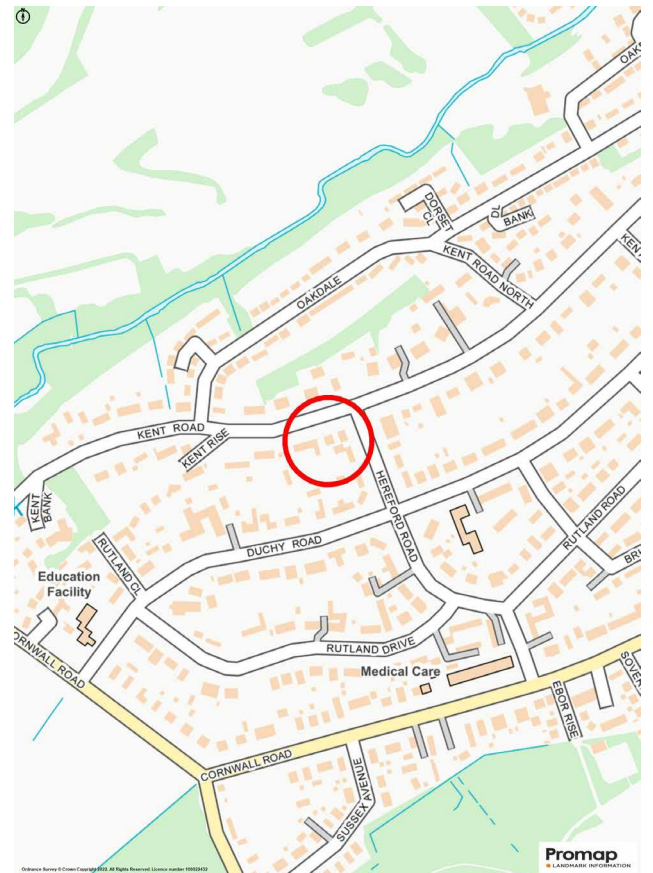
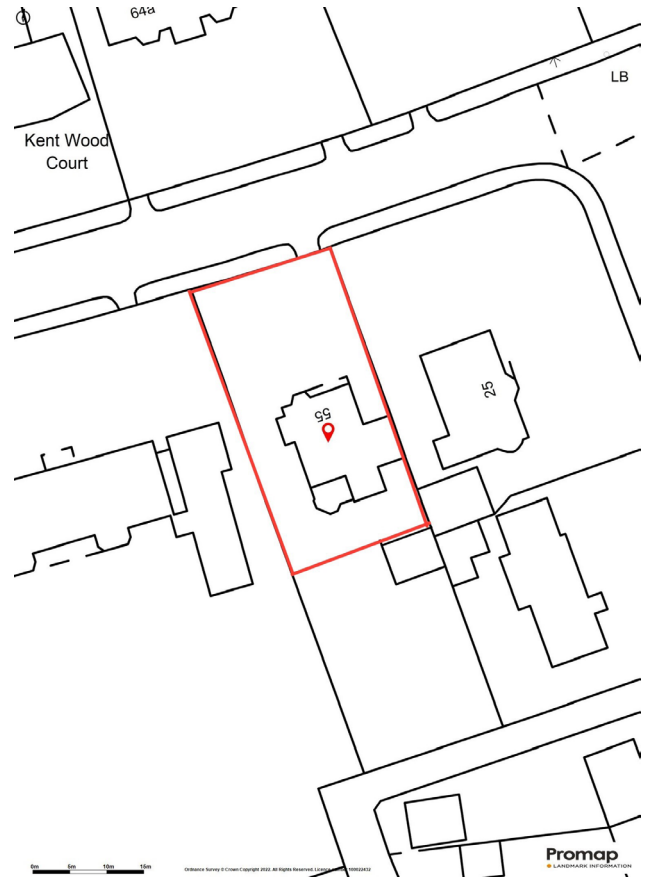
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	66	77
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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