



VERITY  
FREARSON

KENILWORTH, 48 DUCHY ROAD, HARROGATE, HG1 2EY

GUIDE PRICE £1,850,000



# KENILWORTH , 48 DUCHY ROAD,

*Harrogate, HG1 2EY*

**A most impressive detached period property, which has been extended and modernised by the current owners to provide beautifully presented and substantial accommodation extending to over 5,500 sq ft including a self contained annex apartment and swimming pool, situated within this prestigious location on the Duchy Estate, within walking distance of the town centre.**

This substantial family home provides generous and flexible accommodation, surrounded by attractive gardens with superb outdoor entertaining space.

On the ground floor, there is a stunning open plan living kitchen with a high quality fitted kitchen units together with living and dining areas with glazed bi-folding doors overlooking the garden. There are also three separate reception rooms on the ground floor together with a cloakroom. Upstairs there are six double bedrooms, a bathroom, shower room, and ensuite. On the lower ground floor there is a self-contained annex apartment which has completely self-contained accommodation with separate access with the accommodation comprising a living room, well equipped kitchen, double bedroom with a dressing area, shower room and a sauna. There is access to a large garden room which has glazed doors leading to the garden and a swimming pool.



Sitting Room · Dining Room · Family Room · Living Kitchen · Cloakroom · Garden Room/Swimming Pool

6 Bedrooms · 2 Bathrooms · 1 En-Suite

Off-Road Parking · Electric Gates · Detached Garage · Attractive Garden

Annex Apartment: Sitting Room · Inner Hall · Kitchen · Bedroom · Sauna · Shower Room













## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with attractive marble fireplace and woodburning stove. Bay window overlooking the garden.

#### DINING ROOM

A further reception room with windows to 2 sides.

#### FAMILY ROOM

A further large reception room with bay window and fireplace with living flame gas fire.

#### LIVING KITCHEN

A stunning open plan L-shaped kitchen and extended living area with ample room for sitting and dining space. Three sets of bi-folding doors lead to the covered outdoor terrace and garden beyond. The kitchen comprises a range of stylish wall and base units with quartz worktop, island and breakfast bar, with sink and boiling water tap, integrated dishwasher, gas-fired AGA, wine fridge, double ovens and microwave and induction hob. Integrated fridge and freezer and space for an American style fridge and freezer.

#### CLOAKROOM

With WC and basin.

#### GARDEN ROOM / SWIMMING POOL ROOM

There is a large garden room, which can be accessed via the garden, or via the self-contained annex apartment, providing an excellent additional sitting/entertaining space with glazed bi-folding doors overlooking the garden. Beneath the decking there is a swimming pool.

### LOWER GROUND FLOOR

#### ANNEX APARTMENT

There is a self-contained apartment on the lower ground floor with private, separate entrance. The accommodation comprises;

#### SITTING ROOM

A spacious living area with window to side.

#### INNER HALL

With fitted storage and space and plumbing for washing machine and tumble dryer.

#### KITCHEN

With a modern fitted range of wall and base units, with electric hob, oven, integrated fridge/freezer and dishwasher.

#### BEDROOM

A double bedroom with large dressing area with fitted clothes storage.

#### SAUNA

A fitted sauna.

#### SHOWER ROOM

With shower, basin set within a vanity unit with marble worktop and WC.

### FIRST FLOOR

#### BATHROOM

A white modern suite comprising WC, basin, a vanity unit, large bath and separate shower. Heated towel rail.

### BEDROOM

Large double bedroom with bay window to side and fitted wardrobes.

### ENSUITE

A white modern suite with WC, basin set a top a vanity unit, shower and freestanding bath. Window with fitted shutters.

### BEDROOM

A double bedroom with ornamental fireplace and fitted wardrobes.

### BEDROOM

A double bedroom with windows, to 2 sides and fitted wardrobes.

### BEDROOM

A double bedroom with windows to 2 sides and fitted cupboard

### SECOND FLOOR

#### SHOWER ROOM

A white suite with WC, basin and shower. Heated towel rail. Large linen cupboard

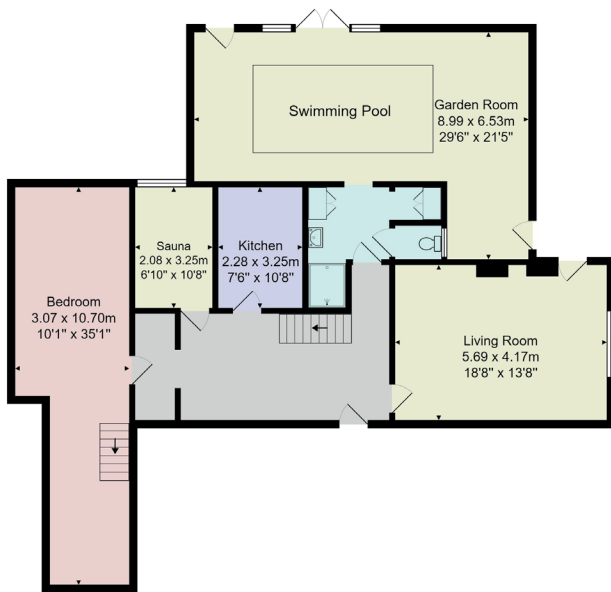
#### BEDROOM SUITE

A large bedroom with additional living area with fitted wardrobes and skylight windows.

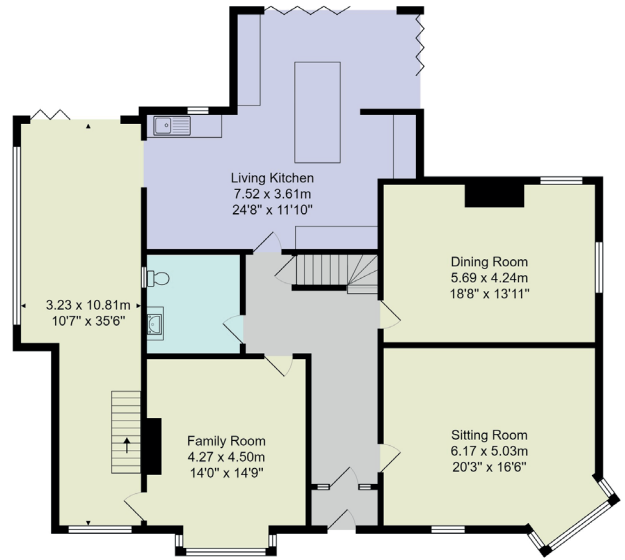
### BEDROOM

A further double bedroom with fitted wardrobes and skylight window. Ornamental fireplace.

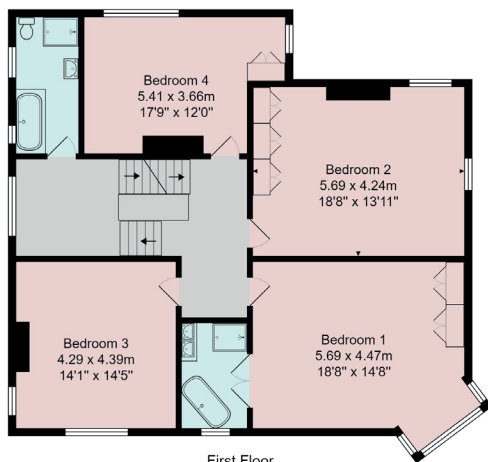
# FLOOR PLAN



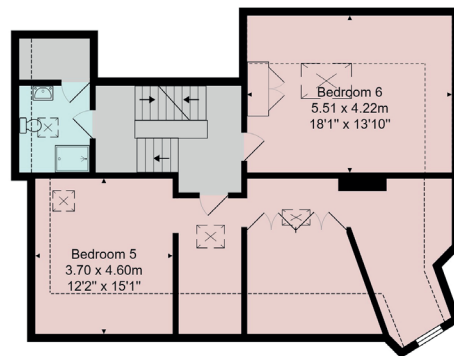
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 525.1 m<sup>2</sup> ... 5652 ft<sup>2</sup>

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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**Outside**

Electric gates to the front of the property leads to a gravel drive providing off road parking. There is a further block paved drive to the side accessed via electric gates and leads to a detached garage with electric door. To the rear of the property, there is an attractive garden with lawn, patio with electric awning, covered decked sitting area or space for a hot tub and a raised covered terrace providing an excellent outdoor entertaining space.

Further to side garden with lawn, planted borders, greenhouse and potting shed.

The property is surrounded by attractive gardens with lawn, planted borders and various outdoor covered sitting areas. Two driveways provide ample, off-road parking and are accessed via electric gates and there is a detached double garage with electric door. The property is situated in this prime Harrogate position, within easy walking distance of Harrogate town centre.

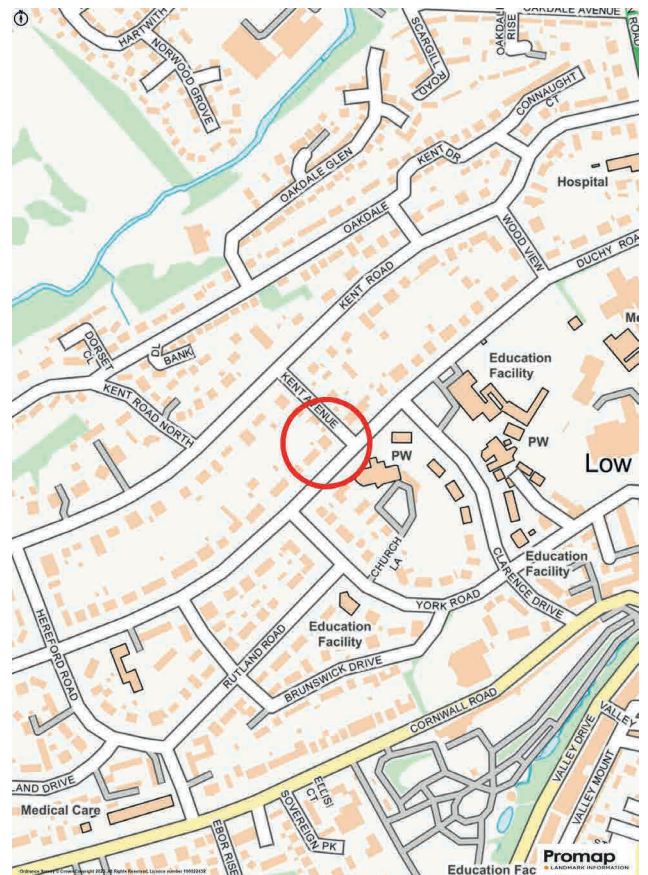
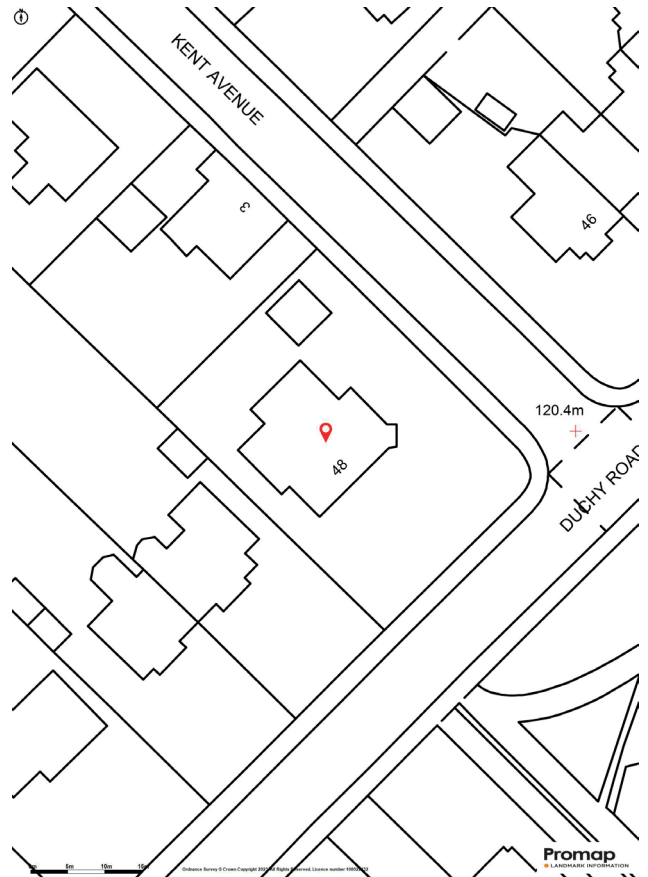
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		70	76
EU Directive 2002/91/EC			
www.epc4u.com			

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