



VERITY
FREARSON

2 KENT BANK, HARROGATE, HG1 2NQ

GUIDE PRICE £850,000

2 KENT BANK,

Harrogate, HG1 2NQ

A fantastic opportunity to purchase this individual detached property offering generous and flexible accommodation, occupying a large corner plot and situated in a desirable location on the corner of Kent Road and Kent Bank within the prestigious Duchy estate.

This superb property stands with attractive grounds having mature gardens surrounding the property with lawn and various sitting areas.

The generous and flexible accommodation comprises a large sitting room which leads to the sun room overlooking the garden, dining kitchen, dining hallway, study / snug, ground-floor double bedroom and bathroom, in addition to three first-floor bedrooms and bathroom. The property is well maintained but still offers buyers the opportunity to further develop the property to suit their own requirements. This super home is situated in an attractive position and has two drives which provide parking and lead to the integral garage.



Sitting Room · Sun Room · Dining Hall · Dining Kitchen · Study / Snug

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Large and Attractive Plot







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with bay window to side and attractive fireplace. Glazed doors lead to the sun room.

SUN ROOM

Providing a further sitting area with windows and glazed door overlooking the garden.

DINING HALL

A spacious dining hall providing potential dining area with gas fire.

DINING KITCHEN

With a fitted range of wall and base units with space for appliances. Dining area and windows overlooking the garden.

STUDY / SNUG

Providing a useful workspace or sitting area with windows to two sides.

BEDROOM 1

A large double bedroom with fitted wardrobes and bay window overlooking the garden.

BATHROOM

With WC, washbasin, bidet and bath.

FIRST FLOOR

BEDROOM 2

A large L-shaped bedroom or potential to use as an additional sitting area with access to eaves storage space. A door leads to a store room / kitchenette.

BEDROOM 3

A double bedroom

BEDROOM 4

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 212.7 m² ... 2289 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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Outside

The property occupies, a particularly large and attractive plot, having gardens surrounding the property with lawn, mature borders, sitting areas and greenhouse. There are two driveways, which provides off-street parking, one of which leads to the integral garage.

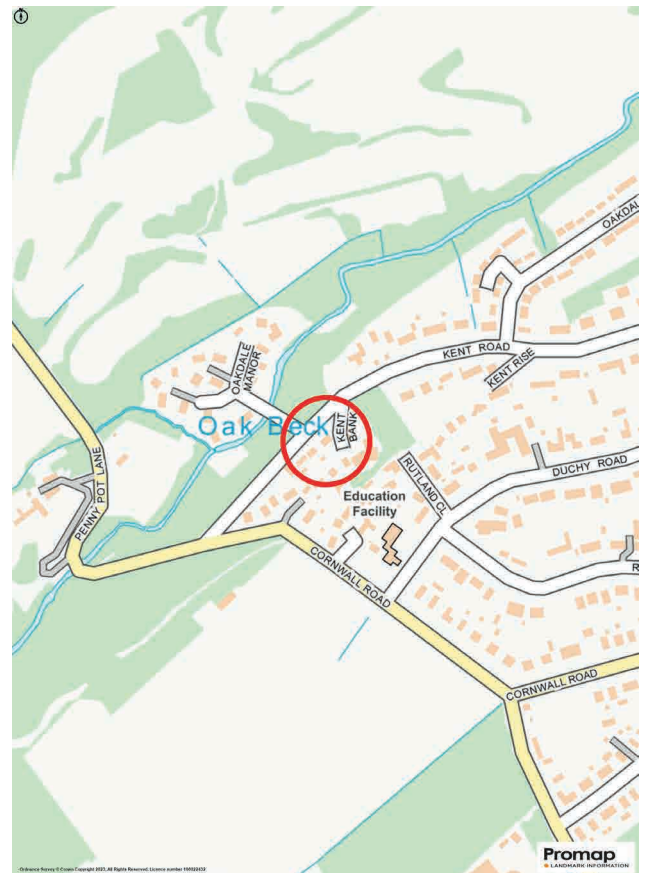
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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