



**8 Duchy Grange, Kent Road, Harrogate, North Yorkshire, HG1 2EU**

**£285,000**

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A spacious and well-presented two-bedroom first-floor apartment with lift access, private south-facing balcony, en-suite facilities and garage, situated within this quiet and desirable location within the Duchy estate.

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The property forms part of a purpose-built, well-regarded development which stands within attractive and well-maintained communal gardens. The spacious accommodation comprises a large reception room which has space for a sitting and dining area with feature curved wall, and leads to the private balcony, a stylish fitted kitchen, two bedrooms, a bathroom and modern en-suite. The property also has the advantage of a single garage.

Duchy Grange is situated in this desirable location, just a short distance from Harrogate town centre.





## **FIRST FLOOR**

### **RECEPTION HALL**

With useful cloaks storage cupboards.

### **LIVING / DINING ROOM**

A spacious reception room providing a sitting and dining area with feature curved wall and glazed sliding doors leading to a private balcony.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with worktop and sink. Gas hob, integrated oven and space for appliances.

### **BEDROOM 1**

A large double bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin and shower.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A white modern suite comprising WC, washbasin and bath with shower above.

### **OUTSIDE**

Duchy Grange stands within attractive and well maintained communal gardens. The apartment has the benefit of a private balcony which provides an excellent outdoor seating area and a single garage.

### **AGENT'S NOTE**

The property is long leasehold, having a lease with 952 years remaining.

The service charge is approximately £2,100 per annum (paid quarterly). This includes buildings insurance.

No pets.

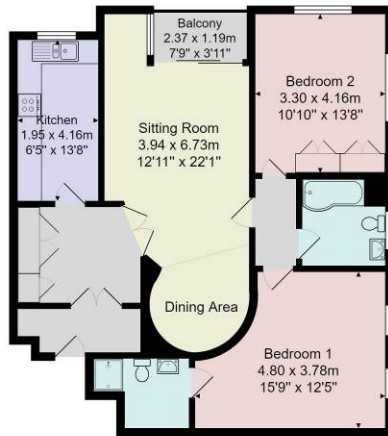
Cannot sublet.

The freehold of the property is owned by the management company which is in turn made up of the flat owners within the building.

The management of the building is overseen by Morley's Management Company.

**Council Tax Band - D**





Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup> (excluding balcony)

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	81
(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	
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