



CONNAUGHT COURT, KENT DRIVE

OFFERS OVER £800,000

NORTH  
RESIDENTIAL



# A modern and spacious home, located in the sought after Duchy area.

Connaught Court is situated in an exclusive development within the sought after Duchy estate. Located at the end of Kent Drive the property has an extremely private feel. Benefitting from an enclosed and beautifully landscaped rear garden as well as driveway parking and single garage.

Boasting a spacious open plan kitchen dining area flooded with natural light as well as a warm and welcoming living room. The property feels modern and airy throughout and features five good sized bedrooms as well as three bathrooms, two of which are ensuite.



**Tenure** Freehold  
**Local Authority** North Yorkshire  
**Council Tax Band** Band G  
**EPC Rating** B







# Property Description.

The property in brief comprises, a warm and welcoming entrance hallway.

Located off the entrance hallway there is two reception rooms including an open plan kitchen dining room featuring modern, gloss cabinetry, plenty of space for a dining table and a further seating area as well as a stylish breakfast bar area and access to the garden via French doors. The perfect entertaining space for family and friends to enjoy.

Completing the ground floor layout it a separate living room located to the front of the property which is flooded with natural light, handy storage cupboard and toilet.

To the first floor, there are three double bedrooms one of which has an ensuite shower room. The other two are serviced by a modern house bathroom.

The fourth and fifth bedrooms are located on the second floor, one of which again features an ensuite shower room.









## Outside

The exterior of this property does not disappoint, with elegant stonework and a contemporary design. To the rear of the property is a spacious, beautifully landscaped garden which benefits from a raised patio area as well as a seating area with pergola, lawned area and well planted raised borders. The garden is not overlooked and has a great sense of privacy.

To the front of the property there is driveway parking, access into the garage and an electric vehicle charging point. There is also gated access to the rear garden which can be accessed from the front driveway.

## Location

Harrogate town centre is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks, and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

## Services

We are informed that the property is connected to mains water, electricity, and drainage. Gas central heating is installed.









# Connaught Court, Harrogate, HG1

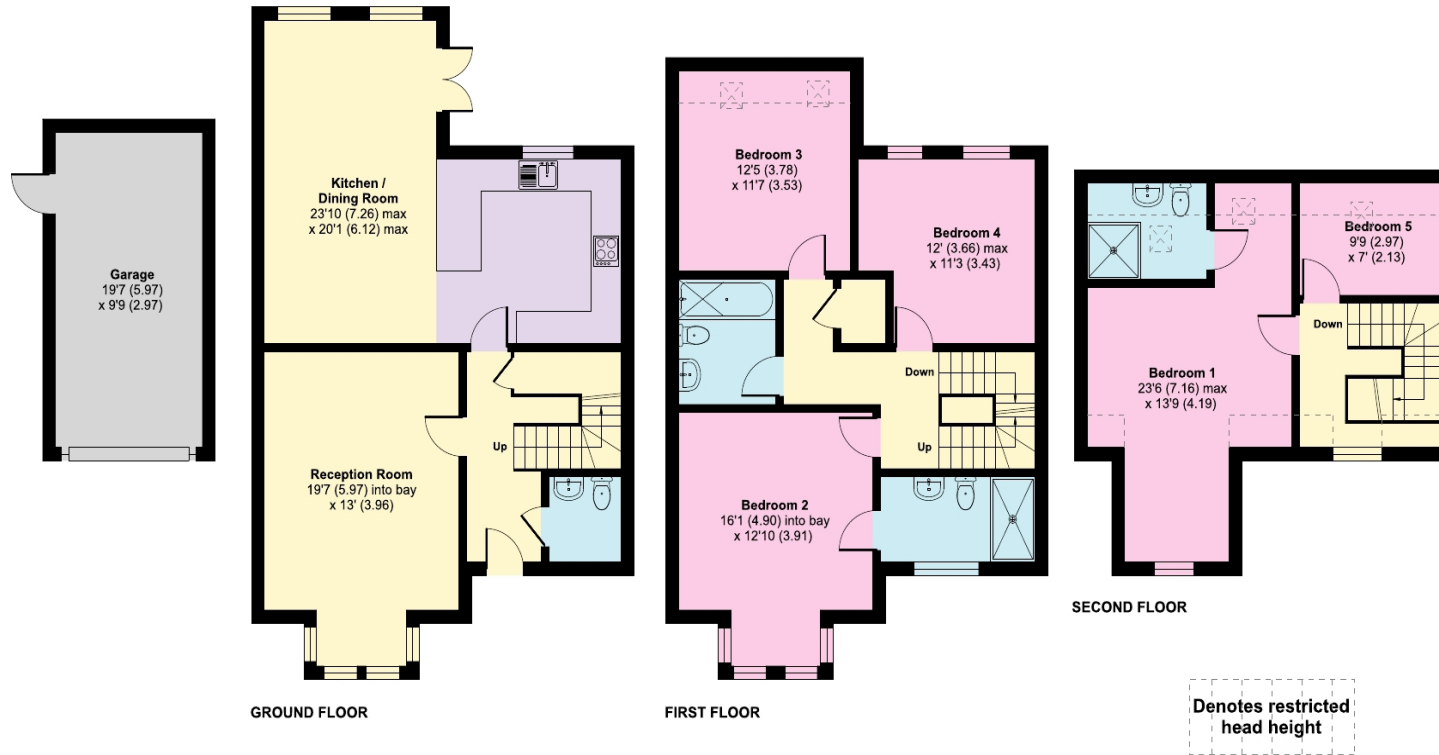
Approximate Area = 1828 sq ft / 169.8 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2118 sq ft / 196.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for North Residential. REF: 1169067

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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