



VERITY
FREARSON

3 DUCHY AVENUE, HARROGATE, HG2 0NB

£575,000

3 DUCHY AVENUE,

Harrogate, HG2 0NB

A stunning 4 bedroom town house enjoying an enviable and fashionable position just off Cold Bath Road.

This superb home offers generous and well appointed accommodation arranged over 3 levels with stylish dining kitchen and attractive courtyard gardens.

Duchy Avenue is well placed within walking distance of an excellent road, shopping parade, bars, restaurants and well regarded primary and secondary schools.



Living Room · Dining Room · Kitchen

4 Bedrooms · Bathroom

Courtyard Garden







ACCOMMODATION

The accommodation benefits from gas central heating and comprises:

Entrance hall, lounge with bay window, log burner and wood flooring.

Stylish breakfast kitchen incorporating wall and base units, granite work surfaces, Range cooker, central island, leading to separate dining room with stable door to rear.

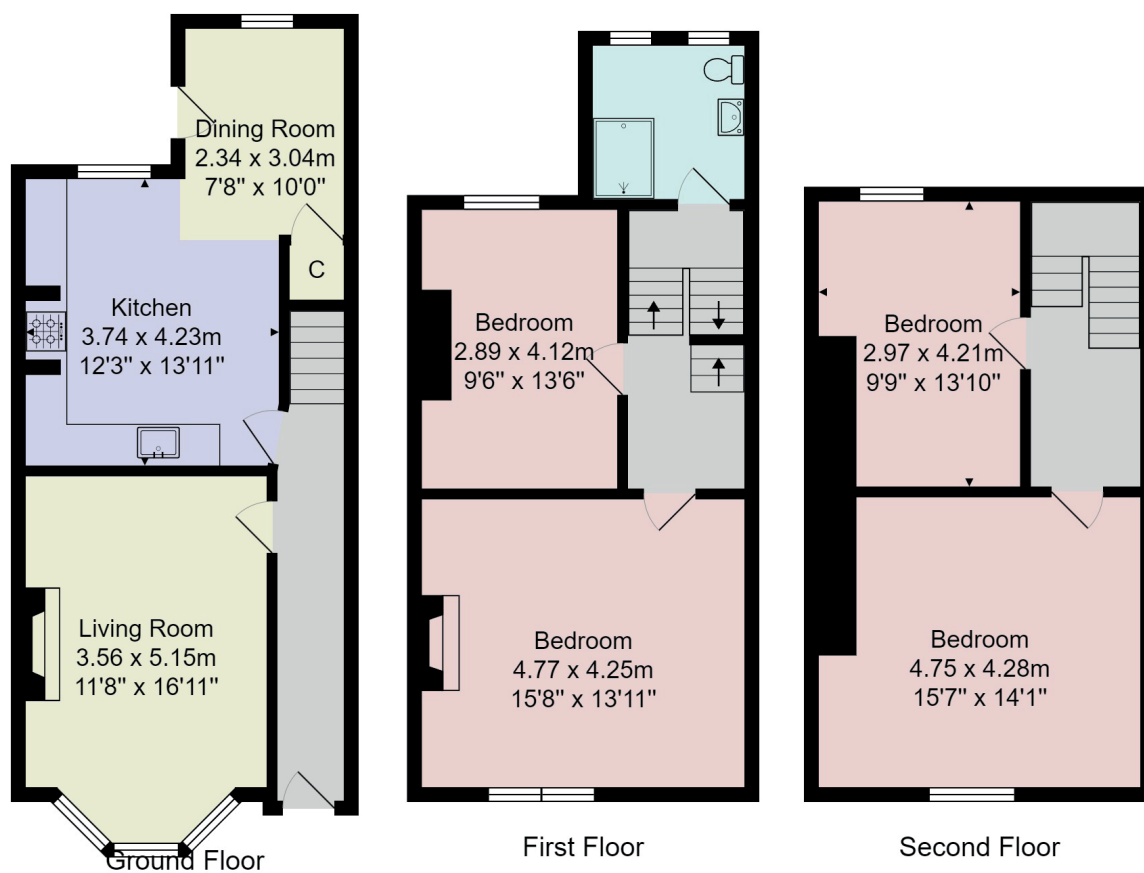
4 double bedrooms arranged over the first and second floor, shower room with walk in shower and modern tiling. Eaves storage on the second floor landing.

Attractive courtyard garden to the rear.

LOWER GROUND FLOOR

Useful Cellar and Utility area to the lower ground floor. This generous space provides excellent storage or potential to create additional living accommodation, subject the necessary consents.

FLOOR PLAN



Total Area: 136.2 m² ... 1466 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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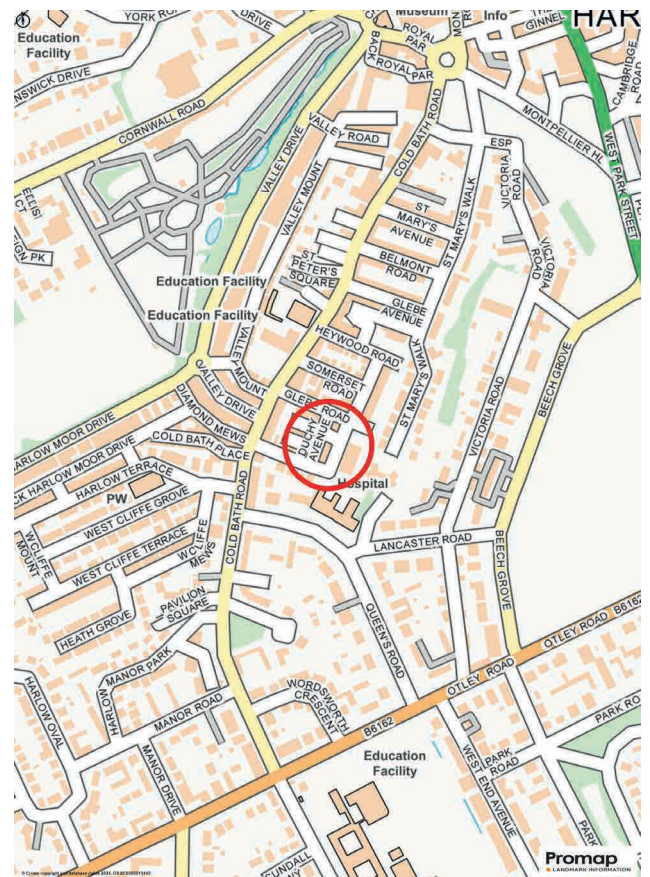
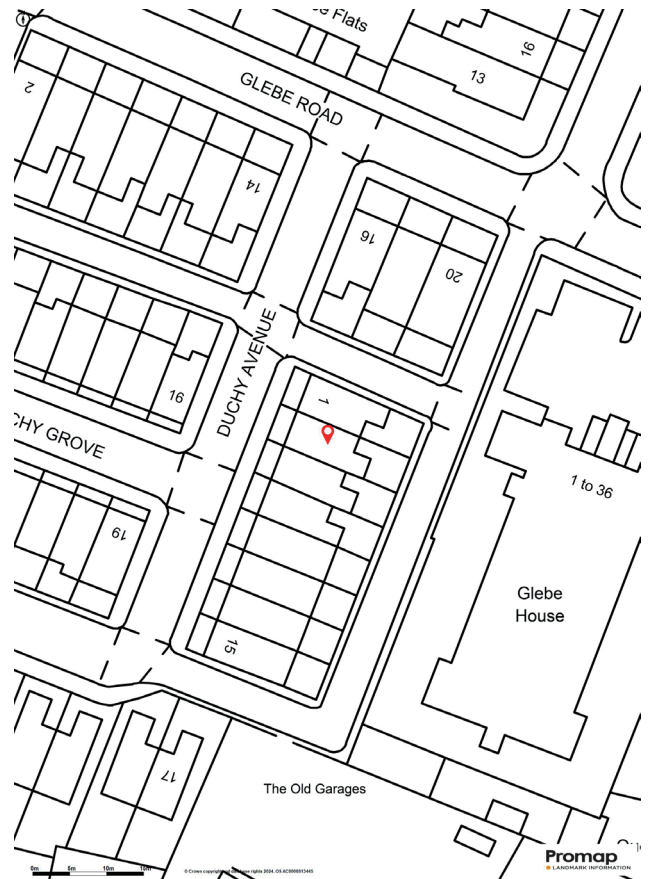
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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