



3 KENT ROAD NORTH, HARROGATE

GUIDE PRICE £1,850,000



# A beautiful and stylish family home, in the heart of the Duchy Estate.

3 Kent Road North is a truly stunning family home, set within well landscaped and beautifully mature gardens, whilst situated on a picturesque tree-lined avenue, in one of Harrogate's most sought after locations.

The current owners have spent a great deal of time and money on renovating the property, which now offers the perfect blend of modern comfort with period features. With the addition of new windows throughout and a smart and impressive plot, this fantastic home is perfect for families looking to be in striking distance of renowned primary and secondary schools as well as the Valley Gardens and the town centre itself.



6 3 7 Approx. 10 Acres

Tenure	Local Authority	Council Tax Band	EPC
Freehold	Harrogate Borough Council	Band H	F Rating





# Property Description.

Upon entry of this stunning family home is a warm and welcoming entrance vestibule with WC leading through into an impressive central reception hall, which provides access to the main reception space on the ground floor.

Through Critall sliding doors is a living room with bay window over-looking the garden and open fire, leading through into a garden room/orangery.

To the right of the hallway is a generous and grand formal dining room, with beautiful bespoke cabinetry and open fire - a fabulous room for entertaining with family and friends.

To the left of the entrance hall is a modern and sleek open-plan dining kitchen with island/ breakfast bar and integrated appliances including double oven





## Outside

A particular feature is the generous and well landscaped plot, with a large driveway suitable for parking several vehicles and access to a separate double garage.

Mature trees and hedging to the boundaries, create a high degree of privacy in the gardens and fantastic curb appeal upon entry. The rear garden is perfectly landscaped into tiers with both families and entertaining in mind.

Straight out from the kitchen is a generous patio seating area, framed by a modern glass balustrade. There is also a decked seating area with Pergola and festive lighting, as well as raised planters, topiary bushes, generous lawn enclosed by stylish fencing with downlights and garden shed/summerhouse.

This garden is an ideal sanctuary and pops with colour throughout the year, perfect for those looking for a cafe culture lifestyle whilst benefiting from a peaceful and private setting.

## Location

Kent Road North is situated in the heart of the renowned Duchy area with Harrogate town centre a short walk away and beautiful countryside close by. Harrogate 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.



# Kent Road North, Harrogate, HG1

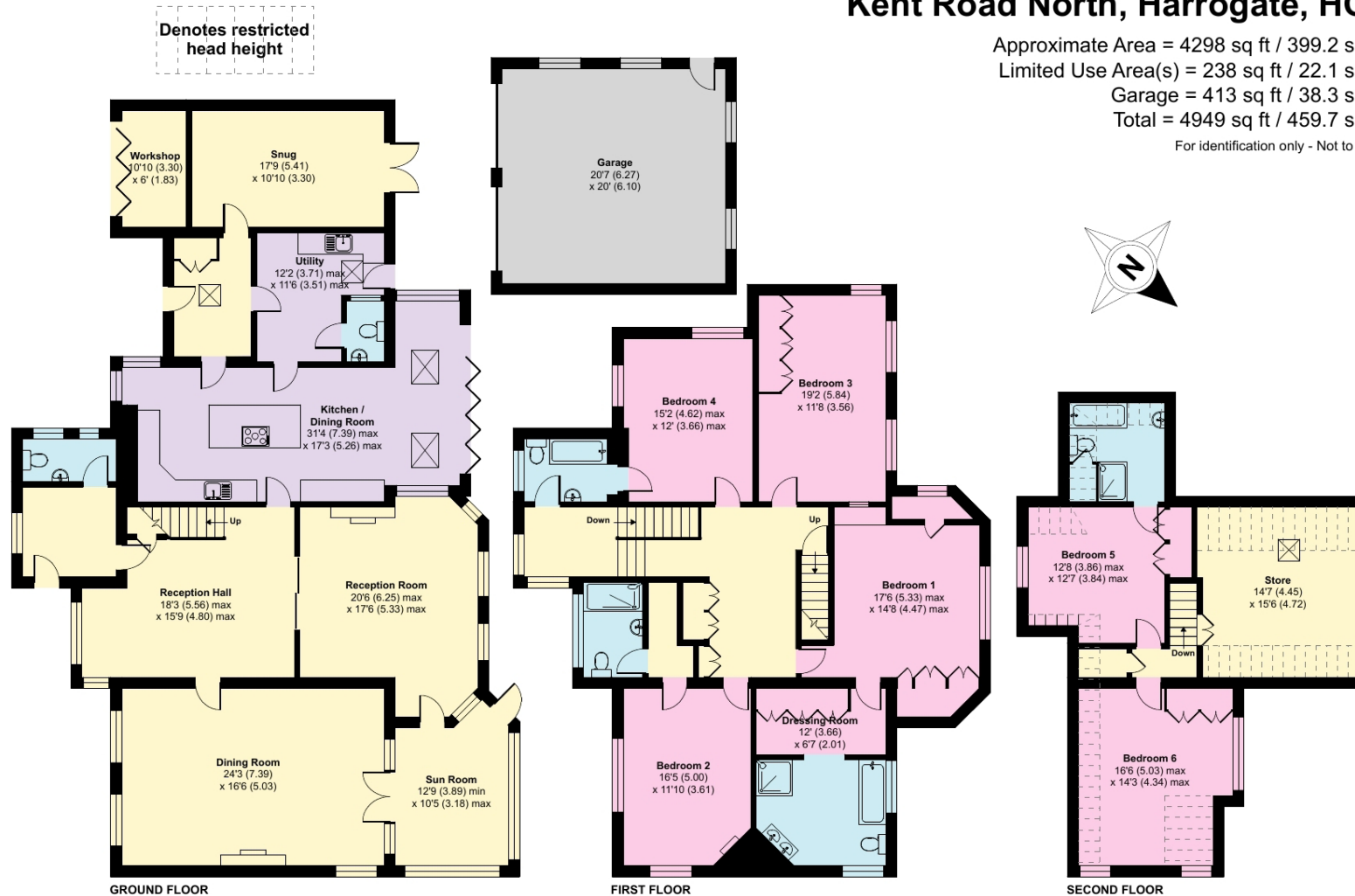
Approximate Area = 4298 sq ft / 399.2 sq m

Limited Use Area(s) = 238 sq ft / 22.1 sq m

Garage = 413 sq ft / 38.3 sq m

Total = 4949 sq ft / 459.7 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). © nrtchecom 2024. Produced for North Residential. REF: 1201217

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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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