

Sandbeck, Duchy Road, Harrogate Harrogate

Guide Price **£1,250,000** 





















## Sandbeck, Duchy Road

Harrogate, Harrogate

Offered with no onward chain, Sandbeck presents a rare opportunity to acquire a handsome, long-standing family home situated in the heart of the prestigious and highly sought-after Duchy Estate. The property occupies a generous plot, benefitting from parking for multiple vehicles and a south-facing rear garden.

Council Tax band: G

Tenure: Freehold

- No onward chain
- Spacious layout
- Rare opportunity
- Six bedrooms
- Prime location
- Modern updates with period charm
- Generous plot with ample parking
- Excellent scope for personalization
- Attractive south-facing rear garden
- Ready to occupy









## **Duchy Road, Harrogate, HG1** Approximate Area = 3138 sq ft / 291.5 sq m Limited Use Area(s) = 185 sq ft / 17.1 sq m Garage = 174 sq ft / 16.1 sq m Total = 3497 sq ft / 324.7 sq m For identification only - Not to scale 14'5 (4.40) x 7'3 (2.20) Denotes restricted head height Dining Room 13'10 (4.22) x 13'10 (4.22) Family Room 13'10 (4.22) Bedroom 3 14'1 (4.30) x 13'10 (4.22) x 13'1 (4.00 Bedroom 6 13'11 (4.24) x 13'1 (4.00) Bedroom 5 16'11 (5.15) x 14'1 (4.30) Reception Room Bedroom 2 15'11 (4.86) 16'5 (5.00) max x 15'11 (4.85) x 12'2 (3.70) Storage -12'3 (3.74)-x.8'9 (2.66) Garage Bedroom 1 Bedroom 4 17'9 (5.40) **Drawing Room** 17'3 (5.26) to bay x 15'1 (4.60) 21' (6.40) max x 15' (4.57) x 9'10 (3.00) 20'8 (6.30) into bay Porch x 17'7 (5.36) max **GROUND FLOOR** FIRST FLOOR SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Myrings. REF: 1267713





## **Myrings Estate Agents**

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