

TOTAL FLOOR AREA : 985 sq. ft. ( 91.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.





**FLAT B, 26 KENT ROAD  
HARROGATE**

**£325,000  
CHAIN FREE**



An extremely spacious garden apartment situated within this detached property in the sought after area of "The Duchy", within easy reach of the town centre.

The property offers good sized rooms, double glazing and central heating and comprises: Private front door to the rear of the property with adjacent store cupboard, good sized living room, dining room, inner hall, fitted breakfast kitchen, master bedroom with full range of fitted wardrobes and a newly installed en-suite shower room, second double bedroom and bathroom.

The property is approached via dual driveways. There are beautifully kept communal gardens with sitting areas.

To the front of the property is an allocated parking bay and to the side of the property is a Garage with up and over door, power, light and further parking to the front.

## 2 Bedrooms

## 1 Reception Room

## 2 Bathrooms

## Private Entrance & Garage

### DIRECTIONS - HG1 2LE

From Harrogate town centre take Parliament Street A61 and continue at the traffic light junction onto Ripon Road. Just after the brow of the hill, turn left onto Kent Road.

### COUNCIL TAX

The property has been placed in band C.

### TENURE

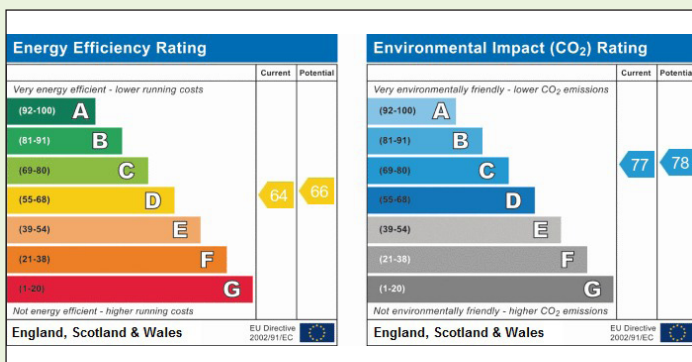
The tenure of the property is leasehold with a service charge of £245 per quarter.







## EPC RATING: D



## APPROXIMATE DISTANCES

Town Centre	0.8 miles
Railway Station	0.8 miles
Bus Route	120 metres
Airport	13 miles