



8 KENT ROAD
Harrogate

Carter Jonas

8 KENT ROAD, HARROGATE, HG1 2LE

Town Centre - Half a mile
Leeds - 16 miles
York - 22 miles
A1(M) - 10 miles

The property occupies an enviable position in the prime Duchy residential area close to the Valley Gardens and Pine Woods and within about half a mile of the town centre. This well presented property extends to almost 2,500 sq ft with accommodation over four levels, private off street parking and a good sized enclosed garden perfect for a young family.

Harrogate itself offers a wide variety of shops, restaurants and recreational facilities and the property is also within easy walking distance of a number of highly regarded schools including Harrogate Ladies College, Highfield Prep School, Bankfield Pre School and Brackenfield School. For the commuter there is easy access to the business centres of Leeds, Bradford and York and the railway station in the town centre provides services throughout the day to Leeds and York. Direct mainline services to London Kings Cross operate from Harrogate, Leeds and York.

Briefly the accommodation comprises a ground floor entrance vestibule and reception hall with guest cloakroom/shower room. There are two lovely formal reception rooms each with a fireplace and bay windows together with a spacious home office/bedroom 5 which could utilise the adjacent shower room if required. At lower ground floor level, a feature of the property is the lovely spacious open plan living/dining kitchen with a comprehensive range of wall and base units complemented by beech worktops, feature AGA in tiled recess, dining and seating areas, leading to a small study, wide part glazed door to the rear garden. Two steps lead up to an equally well fitted large utility room with split level cooker and extractor hood and a second cloakroom.

A LOVELY SUBSTANTIAL EXTENDED VICTORIAN SEMI DETACHED FAMILY HOME SYMPATHETICALLY RENOVATED AND OCCUPYING AN ESTABLISHED POSITION WITHIN THE HIGHLY REGARDED DUCHY AREA OF HARROGATE WITHIN WALKING DISTANCE OF THE TOWN CENTRE.



On the first floor is a light spacious principal bedroom with a full length range of fitted wardrobes and refitted ensuite washroom and WC. The second double bedroom enjoys lovely views to the rear, has the original cast iron fireplace and two built in wardrobes. There is also the house bath/ shower room with modern suite on this floor. The second floor accommodation provides two additional spacious double bedrooms both with partially vaulted ceilings and one with full height fitted wardrobes. There are two separate eaves store cupboards and there is scope to create further ensuite washroom/shower room to one of these bedrooms if required.

Outside, the property is approached by a recently laid tarmac driveway providing off street parking for two vehicles. There is a lawned front garden enclosed by mature privet hedges, stone pathway and retaining wall and a timber hand gate leads down the side of the property into a completely enclosed rear garden again principally lawned with a full width paved sun terrace, privet hedging and fenced boundaries with flower beds and substantial new timber garden shed adjacent to a second seating area. The property has the advantage of being reroofed in 2017.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

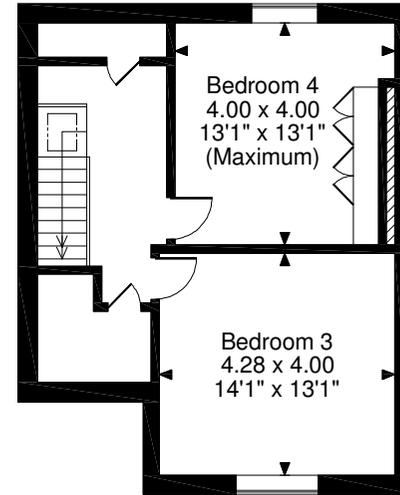
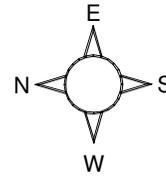
Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG1 2LE

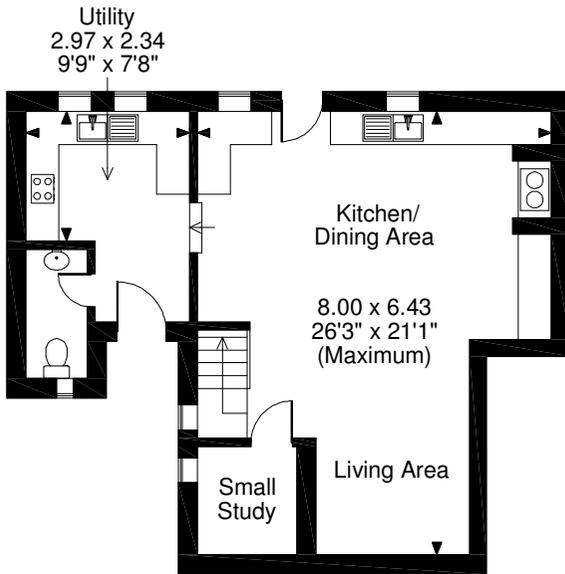
Dropping down Parliament Street in the centre of Harrogate continue straight on at the traffic lights up Ripon Road and Kent Road is then approximately a quarter of a mile on the left having passed Duchy Road. The property is then approximately 200 yards on the right hand side.



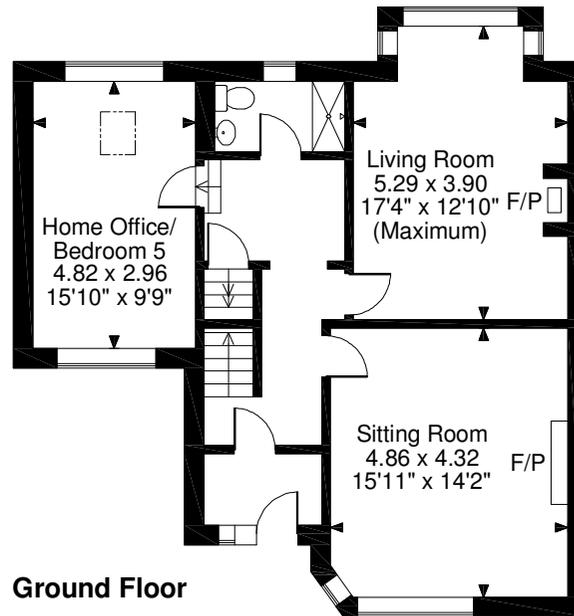
8 Kent Road, Harrogate
Approximate Gross Internal Area
2,506 sq ft / 233 sq m



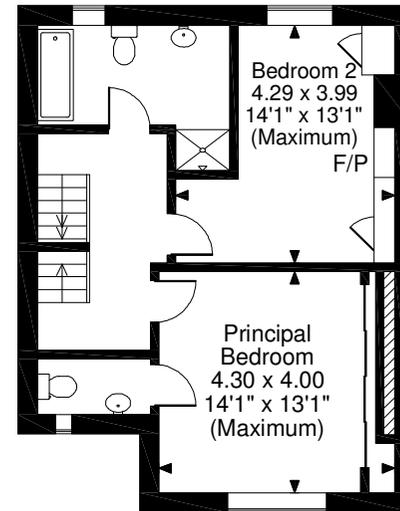
Second Floor



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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Offices throughout the UK

IMPORTANT INFORMATION

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