



TOWER HOUSE, KENT ROAD

OFFERS OVER £1,250,000

NORTH  
RESIDENTIAL



# A handsome and stylish family home on the Duchy.

Tower House is a handsome semi-detached property built in 2009, that features approx. 3,700 square feet of living space arranged across four levels, with elegant, understated styling and high-specification fittings throughout.

Including CAT 5 cabling, built in Sonos, underfloor heating, electric charging point, solid oak doors and flooring, plus rainwater harvesting system.

The ground floor has a comfortable drawing room at the front, to the corner of which is a sunny seating area in the tower portion of the house. The drawing room adjoins the formal dining room, which in turn has Bi-fold doors opening onto the open-plan kitchen and dining area at the rear.

The kitchen has sleek modern units, a central island and integrated appliances, whilst the dining area benefits from a large conservatory providing plenty of natural light and stunning views towards Nidderdale. Stairs lead from the dining area to the lower level, where there is a large family room with Bi-fold doors opening onto the garden, as well as an adjoining pantry and utility room.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Borough Council

**Council Tax Band**  
Band G

**EPC Rating**  
Band C









# Property Description.

The first floor has three well-presented double bedrooms including the principal bedroom with its built-in storage, a new luxury en suite bathroom and tower alcove. The second floor provides a further two well-proportioned double bedrooms and an office, which could also be used as a double bedroom. There are newly appointed family shower rooms on both the first and second floors finished to a luxury standard.

In 2022 full planning permission was received to enhance the property; through the addition of a first floor above the existing garage, erection of single storey extension to the rear of the dwelling and a two storey link extension between the main house and the existing garage.

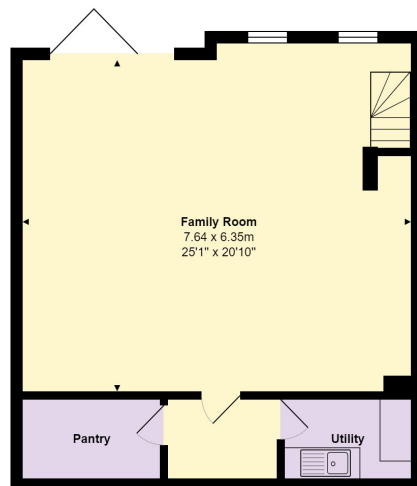
Ref:22/00382/ful

At the front of the property, electric gates open onto a tarmac driveway with parking space for several vehicles. The driveway leads to the side of the house and to the garage, which provides further parking or home storage space. The beautiful, landscaped front garden has gravel beds with a variety of shrubs, hedgerows and trees, while to the rear, the garden includes a sun trap split-level paved terracing, well-stocked border beds and a large lawned area, bordered by fencing, hedgerow and a variety of trees.

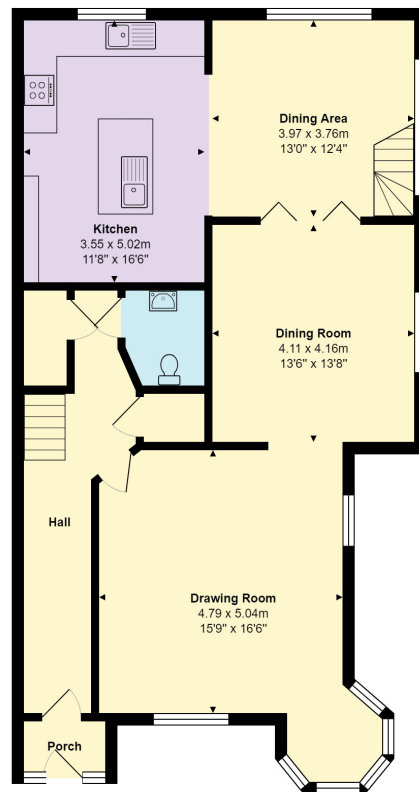
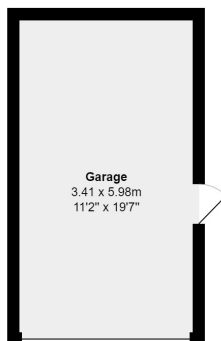
The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town offers a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent. The area is well connected by road, with the A1(M) just nine miles from the property, while Harrogate mainline station offers direct services to London Kings Cross in three hours. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.



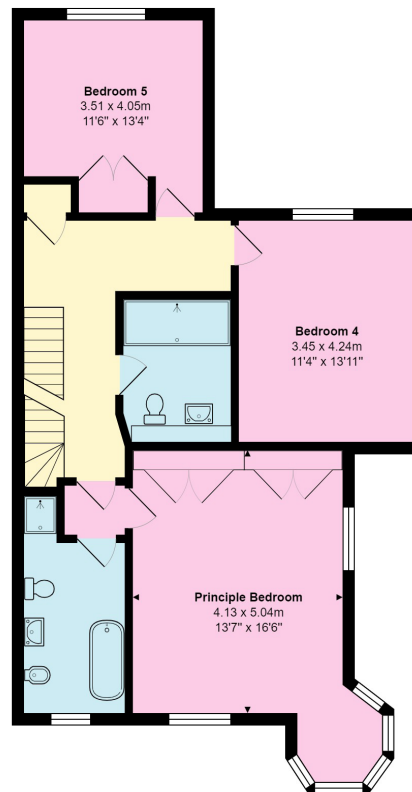




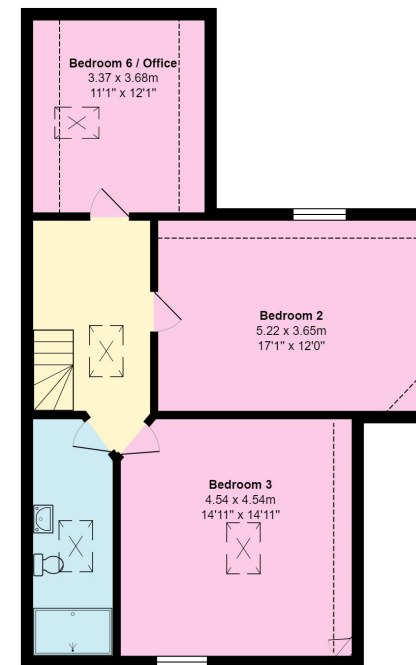
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Main House Area - 318 sq m / 3,421 sq ft

Garage Area - 20 sq m / 219 sq ft

Total Area - 338 sq m / 3,640 sq ft

All measurements are approximate and for display purposes only

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.





NORTH  
RESIDENTIAL

