



KENT ROAD, HARROGATE HG1



# A beautifully presented and much-loved family home

36 Kent Road is a truly stunning family home, set within its beautifully mature gardens and situated in the peaceful and leafy Duchy estate – one of Harrogate’s most sought-after locations.

Having been sympathetically renovated by its current owners, the property boasts an abundance of original charm and character, including high ceilings, architraves and mouldings, a working servants’ bell-board and useable cellars, one with cold stone slab. This stunning family home is on the market for the first time in 27 years and now offers any new buyer the opportunity to make it their own.

Offering excellent and well-proportioned internal accommodation extending to over 3,500sq ft, along with tandem garage with mezzanine and a well-manicured, private garden.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Borough Council

**Council Tax Band**  
Band F

**EPC Rating**  
Band D



# Property Description.

The property is perfectly placed for renowned primary and secondary schools, walking distance to Harrogate town centre with good road and frequent rail links for the commuter, this unique home offers an incredible lifestyle for a variety of buyers.

With excellent room proportions, the impressive accommodation briefly comprises; central reception hall, with original wood floor, door and stain glass windows – the hall is perfectly centralised within the property and provides access to all the spacious and light filled reception rooms.

To the front of the property are two impressive reception rooms both with large bay windows and feature fire surrounds - one with an open working fire and the other with gas inset fire. Currently utilised as a dining room and formal sitting room, the sitting room benefits from dual aspect windows with fantastic far-reaching views.

Adjacent to the dining room is a third reception room with stunning views to the garden.

To the rear of the ground floor is the kitchen with access to the patio terrace and adjacent breakfast room, again offering far-reaching countryside views and w/c.

To the lower ground floor is a basement, currently used for both storage and utility space - with fantastic head height, this space could be used for a variety of different purposes.

The first-floor accommodation is off a large landing area. The master bedroom, with large window overlooking the front garden and rear window with long distant views.

Four impressive double bedrooms serviced by a modern tiled house bathroom with additional w/c.





## Gardens and Grounds.

A particular feature is the generous plot, with a large driveway suitable for parking several vehicles and access into the tandem garage and mezzanine level.

Mature trees, hedging and planting to the boundaries create a high degree of privacy in the gardens and fantastic curb appeal to the front of the property.

The garden has a good sized lawn, fruit bushes and well stocked borders which lie to the front and side of the property with perfectly placed patio seating to follow the sun.

The garden continues round to the rear of the property and a paved terrace offers a fantastic space to entertain with friends and family.

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

## Location.

Kent Road 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, Harrogate, HG1

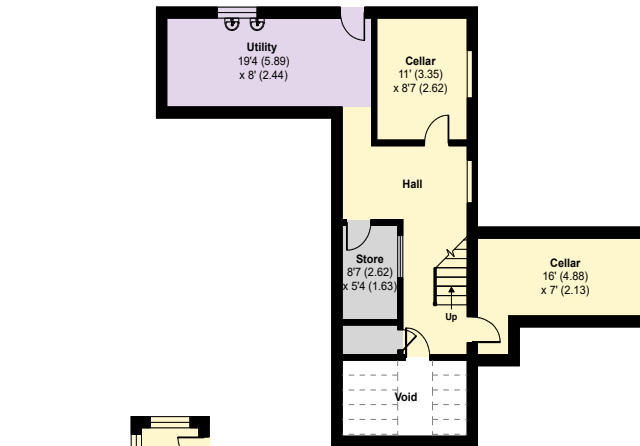
Approximate Area = 3558 sq ft / 330.5 sq m (excludes void)

Limited Use Area(s) = 360 sq ft / 33.4 sq m

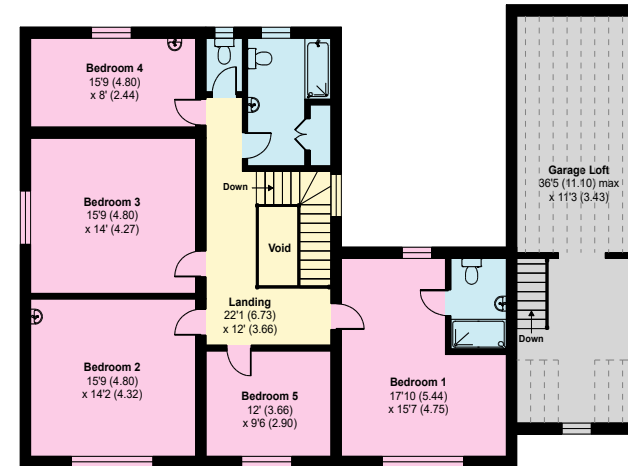
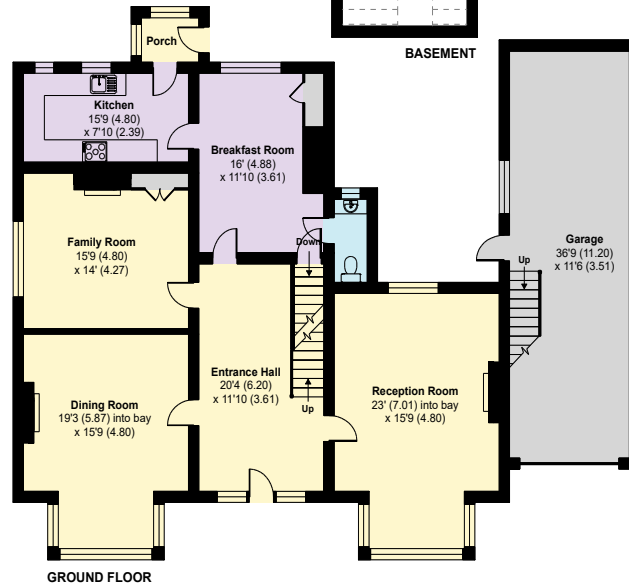
Garage = 547 sq ft / 50.8 sq m

Total = 4465 sq ft / 414.7 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n@hcom 2024. Produced for North Residential. REF: 1166927

**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.

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

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