



3 KENT ROAD NORTH, HARROGATE

GUIDE PRICE £1,850,000



A beautiful and stylish family home, in the heart of the Duchy Estate.

3 Kent Road North is a truly stunning family home, set within well landscaped and beautifully mature gardens, whilst situated on a picturesque tree-lined avenue, in one of Harrogate's most sought after locations.

The current owners have spent a great deal of time and money on renovating the property, which now offers the perfect blend of modern comfort with period features. With the addition of new windows throughout and a smart and impressive plot, this fantastic home is perfect for families looking to be in striking distance of renowned primary and secondary schools as well as the Valley Gardens and the town centre itself.



| | | | |
|---------------------------|---|-----------------------------------|------------------------|
| Tenure Freehold | Local Authority Harrogate Borough Council | Council Tax Band Band G | EPC F Rating |
|---------------------------|---|-----------------------------------|------------------------|





Property Description.

Upon entry of this stunning family home is a warm and welcoming entrance vestibule with WC leading through into an impressive central reception hall, which provides access to the main reception space on the ground floor.

Through Crittall sliding doors is a living room with bay window over-looking the garden and open fire, leading through into a garden room/orangery.

To the right of the hallway is a generous and grand formal dining room, with beautiful bespoke cabinetry and open fire - a fabulous room for entertaining with family and friends.

To the left of the entrance hall is a modern and sleek open-plan dining kitchen with island / breakfast bar and integrated appliances including double oven, plenty of room for a large dining table and a cosy place to relax - a full corner of bi folding doors lead directly out to a paved patio, with the mature and privately enclosed garden beyond.

Adjacent to the kitchen is a large utility and W/C; with space for a washing machine and tumble dryer, plenty of cupboard storage and access to the garden.

Completing the downstairs layout is a further reception room, currently utilised as a cosy snug, with a set of French doors leading out to the garden.

To the first floor is a generous landing with storage; a master bedroom suite offering views over the garden, a bespoke and stylish walk-in wardrobe and ensuite shower room with dual sinks, walk in shower and bath.

Three further double bedrooms, one with built in wardrobes, another with a Jack and Jill ensuite bathroom and an additional modern house shower room.

To the second floor, are a further two double bedrooms and house bathroom. Fantastic eaves storage is also accessible from this floor.





Outside

A particular feature is the generous and well landscaped plot, with a large driveway suitable for parking several vehicles and access to a separate double garage.

Mature trees and hedging to the boundaries, create a high degree of privacy in the gardens and fantastic curb appeal upon entry. The rear garden is perfectly landscaped into tiers with both families and entertaining in mind.

Straight out from the kitchen is a generous patio seating area, framed by a modern glass balustrade. There is also a decked seating area with Pergola and festive lighting, as well as raised planters, topiary bushes, generous lawn enclosed by stylish fencing with down lights and garden shed/summerhouse.

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

Location

Kent Road North 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.

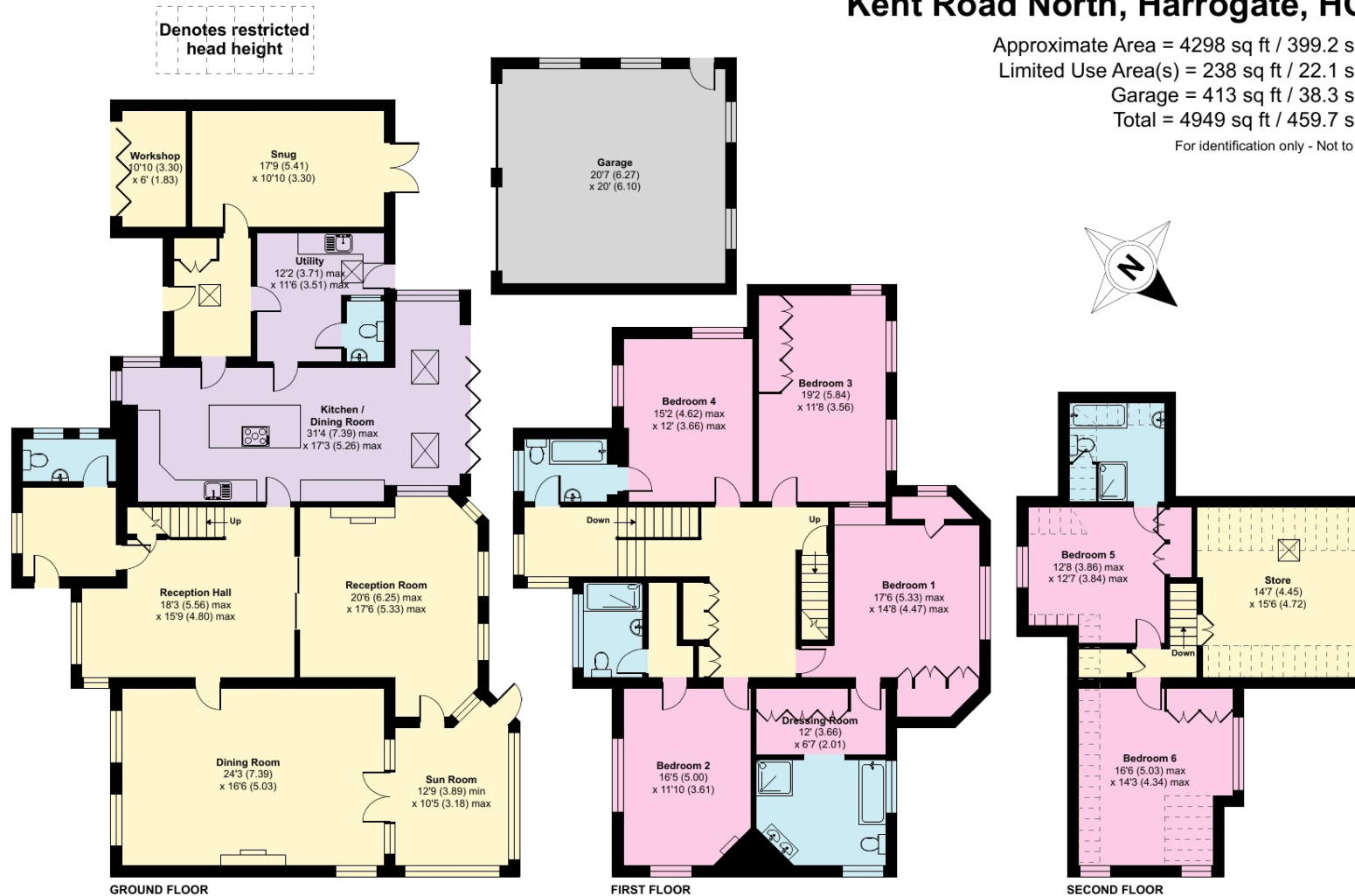
The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.



Kent Road North, Harrogate, HG1

Approximate Area = 4298 sq ft / 399.2 sq m
 Limited Use Area(s) = 238 sq ft / 22.1 sq m
 Garage = 413 sq ft / 38.3 sq m
 Total = 4949 sq ft / 459.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2024. Produced for North Residential. REF: 1201217

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE

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.

Particulars dated September 2024. Photographs and videos dated September 2024.

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.

