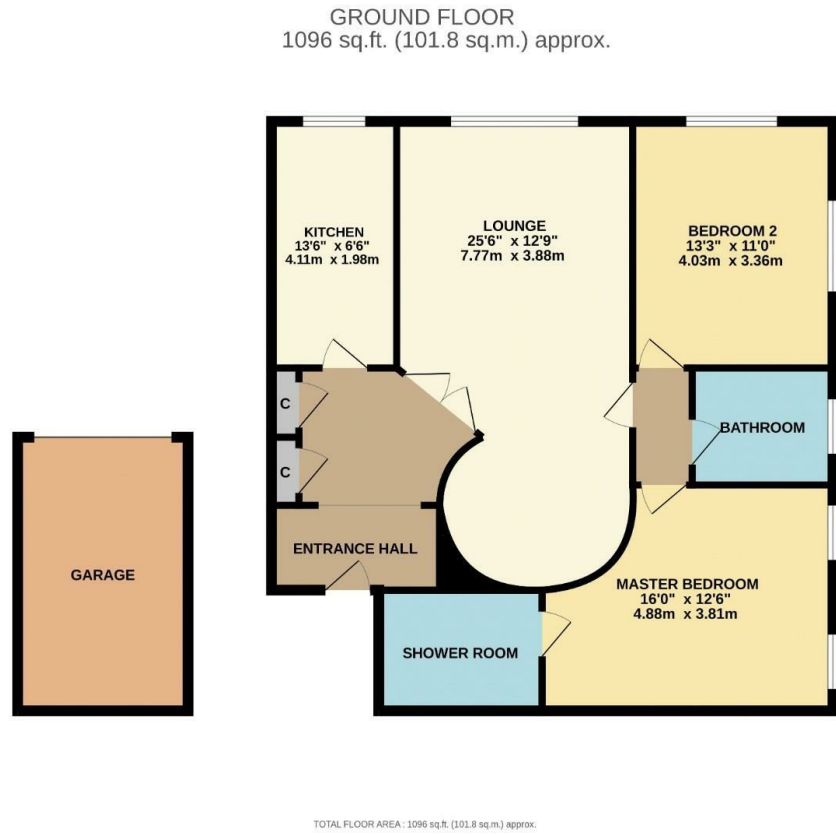


Floor Plan



Energy Performance Certificates

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

Directions

Proceed down Parliament Street and up Ripon Road. Turn left into Kent Road and proceed to the apartment block which is clearly marked by a Hopkinsons for sale board on the left-hand side.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£335,000**

10 Duchy Grange Kent Road, Harrogate, HG1 2EU

2 Bedroom Apartment

**An updated and beautifully presented purpose, built second floor two bedroom apartment, featuring a secure entrance and single garage located in the ever popular Duchy area of Harrogate.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

---

With a secure ground floor entrance and either passenger lift or return staircase to the second floor. The property briefly comprises with replacement double glazed windows and gas fired central heating; reception hall with three useful storage cupboards. Spacious lounge with far reaching views and an arched feature dining area.

There is a Bosch 4 ring gas hob, Bosch fan assisted oven and an extractor fan over. There is an integrated fridge freezer and modern sink with a view!

There is a spacious lounge with a feature curved wall offering space for dining.

The master bedroom features an updated luxury ensuite shower room with a Mira jump electric shower in a double stall shower. Additionally there is a further second double bedroom and a white house bathroom with a bath, toilet and hand wash basin.

Outside there is a single private garage (10) with an up and over entrance door. The gardens which are beautifully maintained offer a pleasant sitting area and are run by the management company.

The property is situated in a popular quiet residential location which is within easy reach of Harrogate town centre and the valley Gardens.

Harrogate is a popular town that features many bars and restaurants and also offers a good road and rail network to Leeds, York and London.

### AGENTS NOTES:

Annual service charges are £2,171

New electric unfitted Bosch hob in the apartment which can be included in the sale

The curtains, blinds and wardrobe included if anyone wants.

