



10 Kent Drive, Harrogate, North Yorkshire, HG1 2LG

£365,000



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A charming three double-bedroom semi-detached house, which has been extended to provide deceptively spacious accommodation.

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This excellent property is appointed to a good standard and includes a newly fitted, modern kitchen, two reception rooms, three double bedrooms and house bathroom. The property benefits from gas central heating, double glazing, a recently fitted boiler and has attractive gardens and off-street parking.

Kent Drive is a desirable location situated just off Kent Road, within the prestigious Duchy estate, a sought-after location just a pleasant, short walk from Harrogate town centre.

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## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Leads to –

### **ENTRANCE HALL**

Window to side, central heating radiator and under-stairs cupboard.

### **SITTING ROOM**

A spacious reception room with window to front, two central heating radiators and attractive stone fireplace with living-flame gas fire.

### **DINING ROOM**

A further reception room with window to rear, central heating radiator and glazed doors leading to the rear garden.

### **CLOAKROOM**

With low-flush WC and washbasin. Window to side.

### **KITCHEN**

With a range of modern, newly fitted wall and base units and granite work surfaces. Gas hob with extractor above, integrated electric double oven, microwave oven, dishwasher and washing machine. Windows to rear and side, central heating radiator and exterior door to side.



## **FIRST FLOOR**

### **BEDROOM 1**

Window to front, central heating radiator and fitted wardrobes.

### **BEDROOM 2**

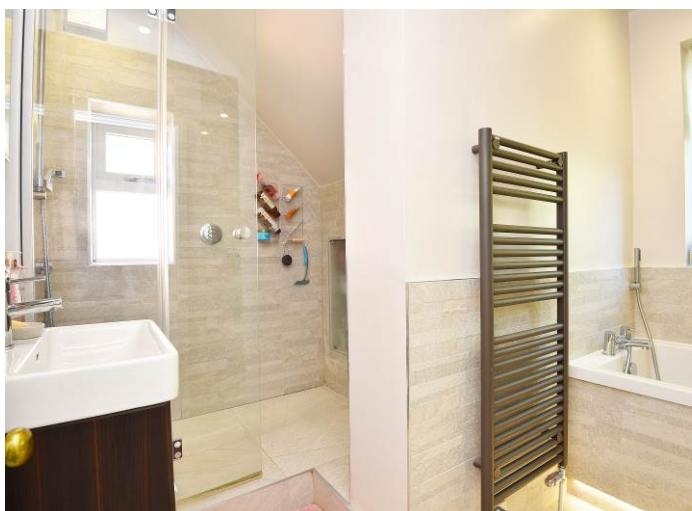
Window to rear, central heating radiator and fitted cupboard.

### **BEDROOM 3**

Window to side and central heating radiator.

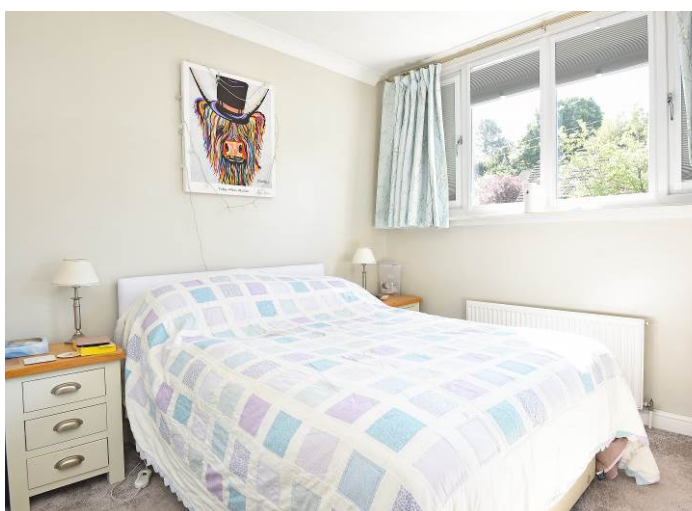
### **BATHROOM**

Newly fitted with three-piece white suite and modern tiling incorporating bath, WC, washbasin with vanity unit and walk-in shower. Windows to side and front.



## **OUTSIDE**

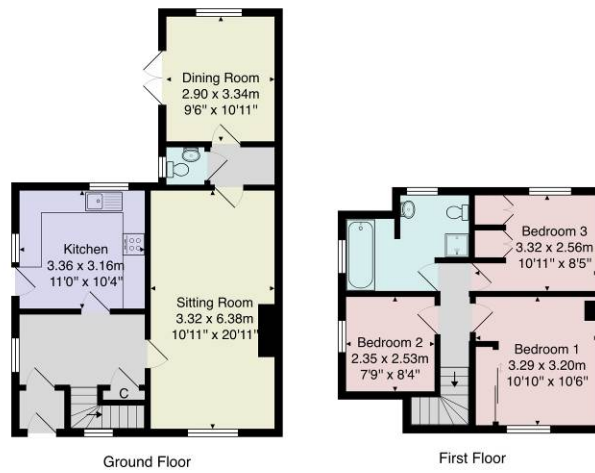
To the front of the property there is a paved sitting area and planted border. Block-paved driveway. To the rear there is an attractive paved courtyard garden providing an excellent entertaining space. Timber garden shed.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 95.9 m<sup>2</sup> ... 1033 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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