



VERITY
FREARSON

3 KENT BANK, HARROGATE, HG1 2NQ

OFFERS OVER £650,000

3 KENT BANK,

Harrogate, HG1 2NQ

A beautifully presented and extended three bedroom semi-detached property with attractive gardens, delightful water feature with fountains, and garden office, situated in this desirable location within the prestigious Duchy estate. No chain.

This excellent family home provides generous, well-presented accommodation comprising two large reception rooms, together with a conservatory extension, modern fitted kitchen and downstairs WC. On the first floor there are three good-sized bedrooms and a modern bathroom. A driveway provides parking and leads to a single garage, and there is a sizeable, inviting private rear garden with lawn, several paved sitting areas and a garden office, allowing versatile additional living space. The garden gives access to abundant sunshine and beautiful shade from trees.

The property is filled with natural light and is situated on a quiet cul-de-sac within the heart of the distinguished Duchy estate, convenient for Harrogate town centre and close to beautiful countryside, the Valley Gardens and Pinewoods.

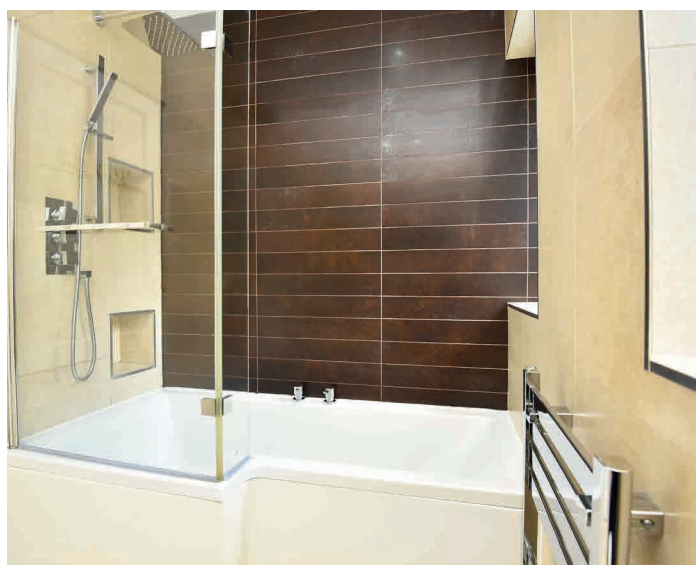
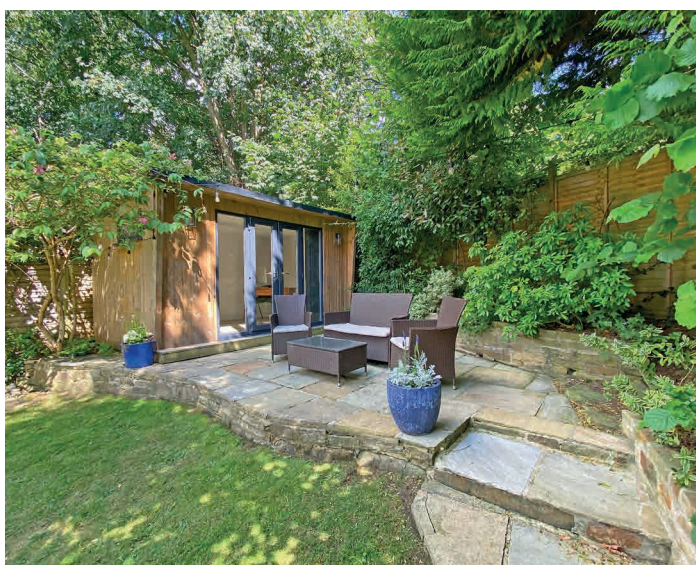


2 Reception Rooms · Conservatory · Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Generous Lawned Garden · Garden Office / Gym · Water Feature







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A spacious reception room. Fitted cupboards and shelving. Fireplace with wood-burning stove.

DINING ROOM

A further reception room with fitted shelving and fireplace with living-flame gas fire.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

With range of stylish fitted units and breakfast bar. Space and plumbing for appliances and range cooker. A door leads to the garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A substantially large double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with windows on two sides.

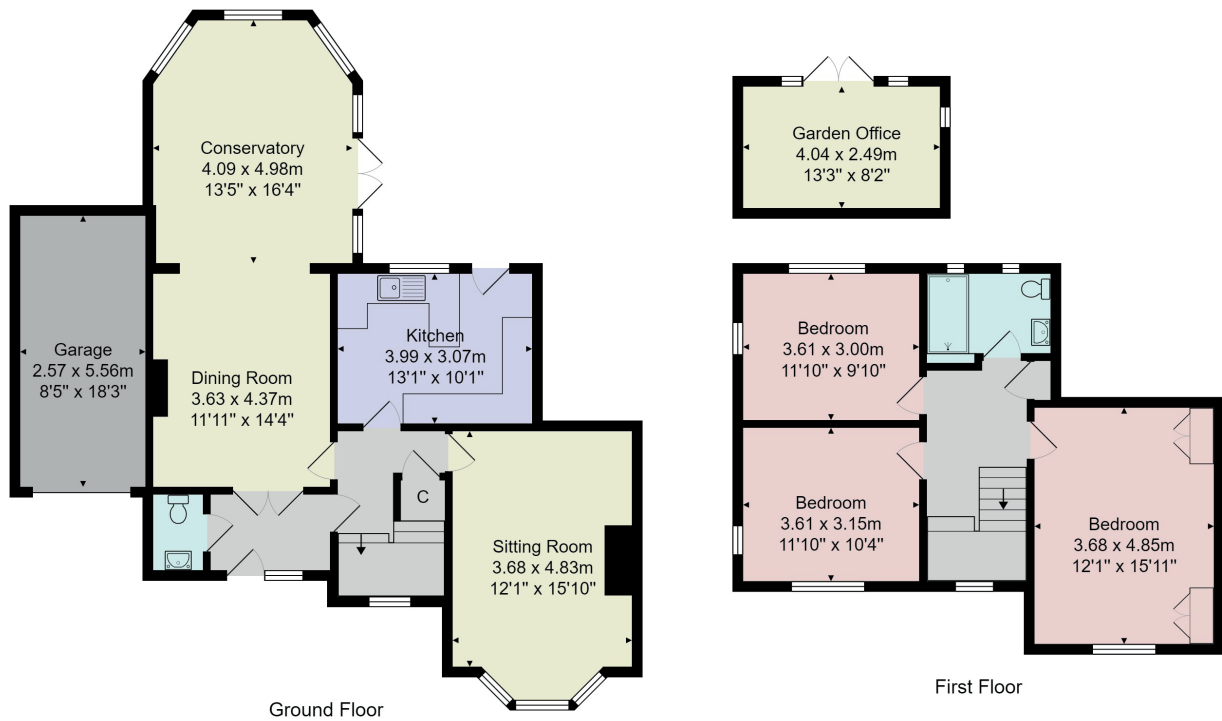
BEDROOM 3

A further double bedroom with windows on two sides.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower. Tiled walls and floor. Heated towel rail and under-floor heating.

FLOOR PLAN



Total Area: 154.6 m² ... 1664 ft² (excluding garden office)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

To the rear of the property there is a large garden with lawn, delightful water feature, and paved sitting areas providing an excellent outdoor entertaining space. A driveway provides parking to the front and leads to a single garage with light and power.

Garden Office

There is a large timber-clad garden office with light and power and glazed bi-folding doors overlooking the garden, providing additional accommodation which could be used in an office / gym / studio etc.

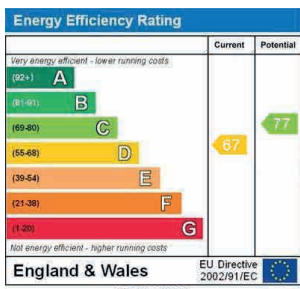
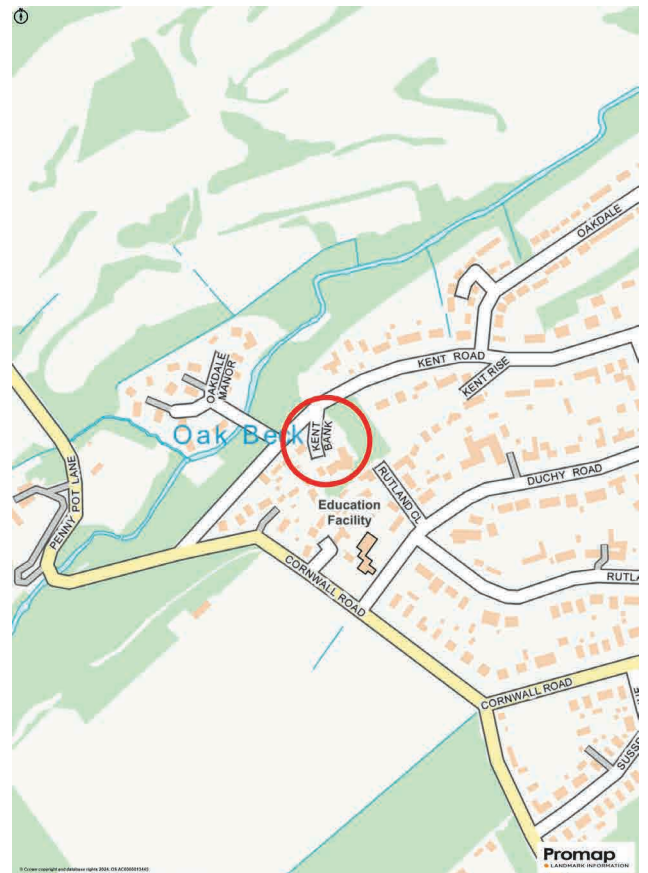
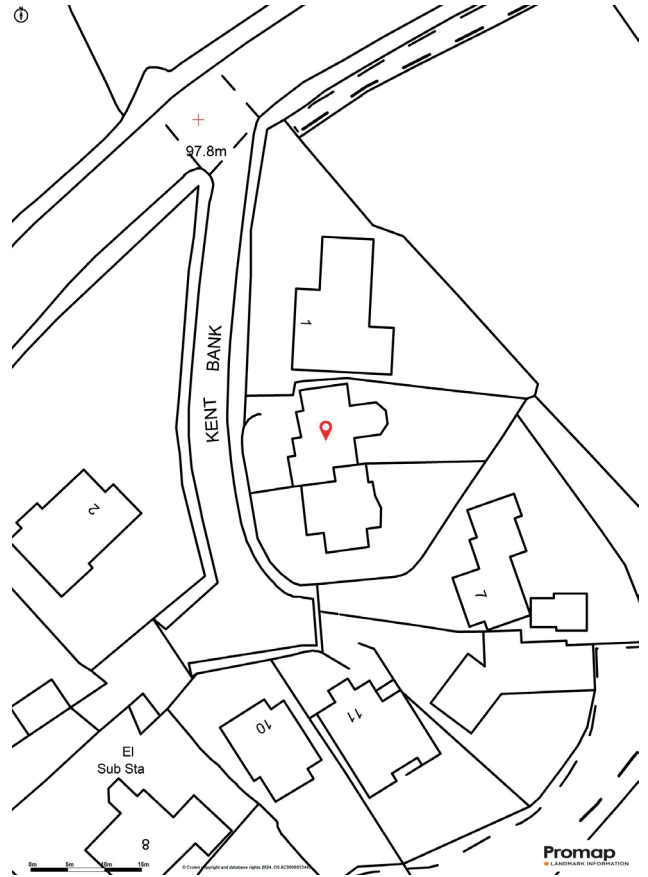
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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