



VERITY  
FREARSON

102 DUCHY ROAD, HARROGATE, HG1 2HB

OFFERS OVER £1,350,000



# 102 DUCHY ROAD,

*Harrogate, HG1 2HB*

**A truly stunning four-bedroom Victorian house revealing tastefully appointed and generous accommodation, standing in attractive landscaped gardens.**

This super home enjoys a fashionable residential position, forming part of the highly regarded Duchy estate, within walking distance of the Harrogate town centre, associated amenities and the famous Valley Gardens.

This handsome period property has undergone a comprehensive refurbishment and sympathetic programme to now offer very stylish accommodation arranged over four levels. 102 Duchy Road is sure to appeal to a wide range of buyers and an early internal viewing is essential to appreciate the style and quality of this beautiful home.



3 Reception Rooms · Dining Kitchen · Utility Room · Boot Room · Cloakroom

4 Bedrooms · Shower Room · Bathroom · En-Suite Shower Room

Ample Off-Road Parking · Garage · Extensive Landscaped Gardens













## ACCOMMODATION

The exceptionally well-appointed accommodation retains many period features and comprises -

### GROUND FLOOR ENTRANCE PORCH

Leads to -

### RECEPTION HALL

With staircase with runners and solid brass rods leads to the upper floors. LED lighting.

### LIVING ROOM

A bright and attractive room with luxury Bellfire gas fire and solid oak parquet flooring. Double-glazed leaded window to front and further window to side.

### DINING KITCHEN

A particular feature of the house is the superb living / dining kitchen with newly fitted Shaker-style range of wall and base units with solid brass handles by Armac Martin and hand made Moroccan Zellige ceramic

tiling. Breakfast bar and quartz work surfaces. Integrated appliances, electric Mercury range oven with gas hob. Pantry unit and drinks cabinet. Quorn Stone porcelain tiles and living-flame gas fire, Bay window.

### REAR LOBBY

With door leading to a side garden.

### UTILITY ROOM

### LOWER GROUND FLOOR FAMILY ROOM

With wood panelling and under-floor heating. Engineered oak chevron flooring. A door leads to the front garden terrace.

### HOME OFFICE

Engineered oak chevron flooring.

### BOOT ROOM

### CLOAKROOM / WC

### STORAGE ROOM

### FIRST FLOOR

Three good sized double bedrooms.

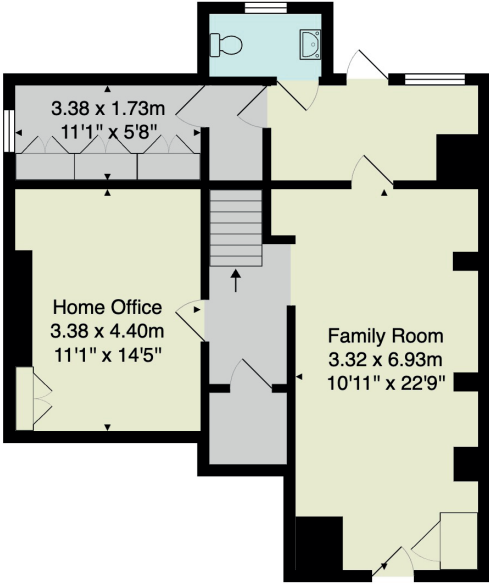
Shower Room and House Bathroom with porcelain tiling and underfloor heating.

### SECOND FLOOR

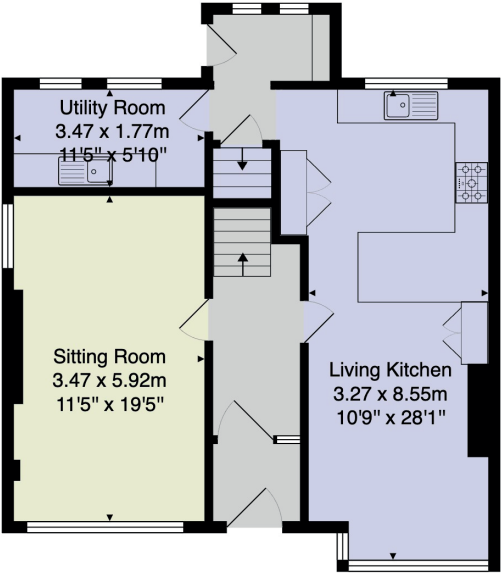
Master Bedroom with windows to front and rear. Solid oak parquet flooring.

Ensuite shower room with porcelain tiling and underfloor heating.

# FLOOR PLAN



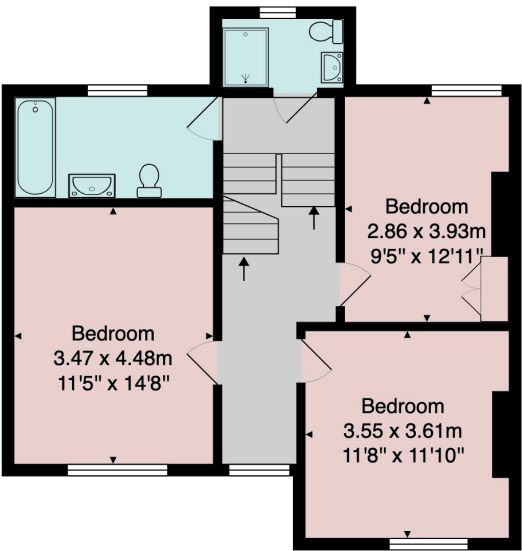
Lower Ground Floor



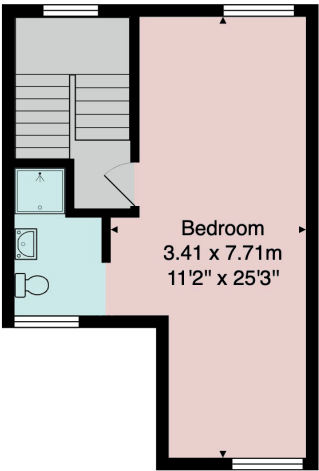
Ground Floor

Total Area: 232.9 m<sup>2</sup> ... 2507 ft<sup>2</sup>

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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First Floor



Second Floor

## Outside

Double electric gates lead to an extensive block-paved driveway to the front. A particular feature of the property are the generous professionally landscaped gardens to the front, with lawned area, mature planting and external lighting. A sunken terrace provides an excellent entertaining space. There are porcelain tiling to the pathways and terraced areas. Attractive and private lawned garden to the rear with a garden shed, single garage and further off-road parking.

## Location

The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town offers a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent. The area is well connected by road, with the A1(M) just nine miles from the property, while Harrogate mainline station offers direct services to London Kings Cross in less than three hours. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.

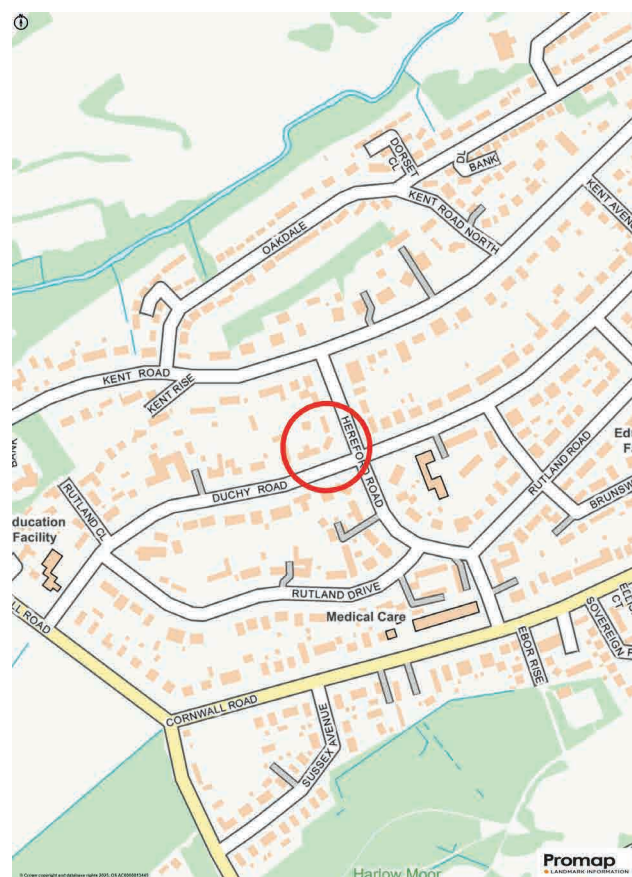
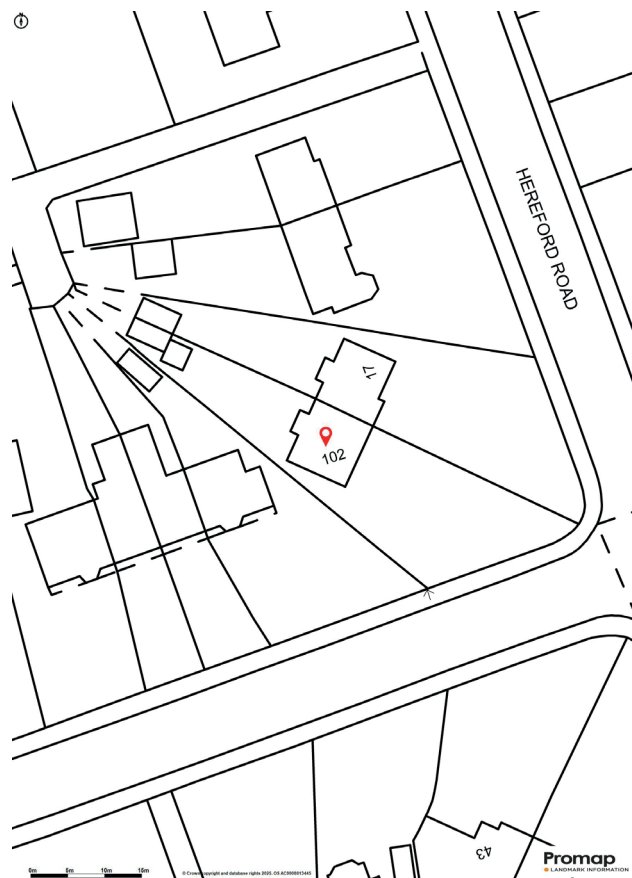
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	45	
G (1-20)		72
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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