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3 KENT DRIVE, HARROGATE, HG1 2LG

GUIDE PRICE £1,250,000



## 3 KENT DRIVE,

*Harrogate, HG1 2LG*

**Stunning 5-Bedroom Semi-Detached Home on the Prestigious Duchy Estate, Harrogate. Situated in an enviable position on Harrogate's prestigious Duchy Estate, this exceptional five-bedroom semi-detached home is just a short walk from the town centre and offers luxury living with breathtaking views and superb flexibility.**

At the heart of the home is a spectacular open-plan living area, designed to maximise light, space, and the far-reaching views towards Ripley and Killinghall. A standout feature is the expansive picture window and balcony, offering uninterrupted, year-round vistas. This space is anchored by a high-specification, handcrafted Jeremy Wood kitchen—complete with integrated appliances and a premium EverHot range—perfect for both everyday family life and entertaining.

Kent Drive is a quiet, residential street, situated within the prestigious Duchy estate, a sought-after position within walking distance of Harrogate town centre and close to Valley Gardens and nearby beautiful open countryside.



Living Kitchen · Family Room · Cloakroom

5 Bedrooms · 2 En-Suite · Shower Room

Utility · Gym/Office · TV Room · Garden Room · Shower Room · Boot Room/Office

Ample Off-Road Parking · Garden













## ACCOMMODATION

This beautifully renovated home has been finished to an exceptional standard throughout, combining timeless design with modern comfort. Additional reception spaces include a stylish TV room, a versatile garden room, and a dedicated home office—ideal for remote working or quiet retreat. Practicality is well considered too, with a spacious utility room, large boot room, and generous storage throughout.

The property offers five double bedrooms, two of which benefit from luxurious en-suite bathrooms. Two further well-appointed shower rooms ensure convenience for family and guests. Planning permission is already in place to extend into the loft space, creating the potential for an additional double bedroom with en-suite—ideal for future growth or multi-generational living.

### Key Features:

Prestigious Duchy Estate location, walking distance to Harrogate town centre.

Striking open-plan living space with picture window and balcony.

Handmade Jeremy Wood kitchen with integrated appliances and EverHot range.

Five double bedrooms, two with en-suite bathrooms.

Planning permission granted for loft conversion (double bedroom + en-suite).

Two additional stylish shower rooms.

TV room, garden room, home office  
Large boot room, utility area and excellent storage.

Garden with multiple seating areas and outdoor kitchen.

Off-street parking for up to four vehicles  
Panoramic views towards Killinghall and Ripley.

# FLOOR PLAN



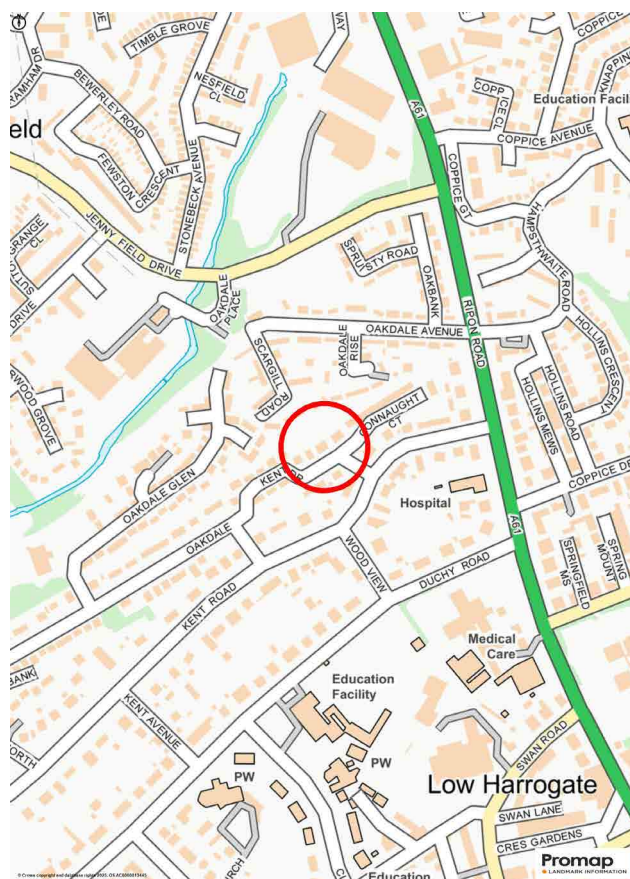
Total Area: 317.8 m<sup>2</sup> ... 3421 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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The property continues to impress with a good-sized, landscaped garden featuring multiple seating areas—perfect for entertaining or enjoying the peaceful surroundings. Off-street parking is available for up to four vehicles.

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All mains services connected.

## Freehold







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