



1 Duchy Grange, 47 Kent Road, Harrogate, HG1 2EU

£250,000

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A fantastic opportunity to acquire a ground floor apartment within this purpose-built block, set amongst beautiful communal grounds with the advantage of a garage and private entrance.

This well-planned apartment offers spacious and flexible living, including a 25'7" sitting/dining room, fitted kitchen, two bedrooms and a house bathroom. The property benefits from sealed unit double glazing, well-maintained communal gardens and an excellent position within the sought-after Duchy Estate.

The apartment occupies a delightful setting in an exclusive and well-established residential area. Harrogate town centre is only a short distance away, providing excellent shops, bars, restaurants, schools for all age groups and leisure facilities. The property is also ideally placed for the commuter, with easy access to major road and rail networks serving the wider region.





GROUND FLOOR

Leading into -

ENTRANCE HALL

A welcoming hallway with fitted storage.

SITTING / DINING ROOM

A generous reception room extending to 25'7", with feature curved wall and window to the front elevation overlooking the communal garden.

KITCHEN

Fitted with a range of units, measuring 13'7" with ample worktops and storage. Gas hob, integrated oven and space for appliances.

BEDROOMS

Two well-proportioned bedrooms. A door from Bedroom 2 provides private entrance to the apartment

BATHROOM

House bathroom with modern white suite with WC, basin set within a vanity unit and bath with shower above.

OUTSIDE

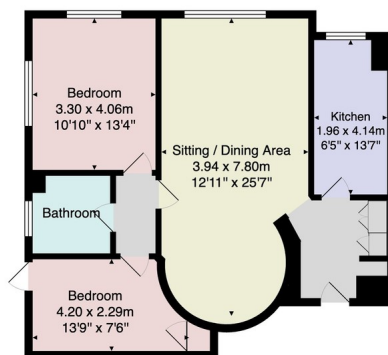
The apartment is set within beautifully maintained communal gardens and benefits from a private garage.

TENURE

Leasehold – 952 years remaining.

Council Tax Band - D





Total Area: 77.9 m² ... 838 ft²

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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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		