



VERITY
FREARSON

22 KENT ROAD, HARROGATE, HG1 2LE

£675,000

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Harrogate, HG1 2LE

A beautifully presented and spacious three-bedroom ground-floor apartment with the rare benefit of its own private entrance, large private garden, single garage and parking.

This individual property occupies a highly desirable position on Kent Road within the prestigious Duchy Estate, within easy walking distance of Harrogate town centre and close to beautiful open countryside.

The accommodation comprises a welcoming private entrance with original Victorian-tiled floor. The apartment features generous living space with a stunning open-plan dining kitchen, two elegant reception rooms, one of which has triple aspect views, three bedrooms and a newly fitted spacious bathroom. A particular feature of this superb home is the large and private garden.



Dining Kitchen · Sitting Room · Second Reception Room · Utility Cupboard

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Private Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Fitted storage cupboard with original Victorian-tiled floor.

RECEPTION HALL

A very generous reception space.

SITTING ROOM

A spacious reception room with high ceilings, original coving, stripped wood floor and large bay window overlooking the garden. This has a recently installed Chesney marble surround and wood-burning stove.

SECOND RECEPTION ROOM

A further large reception room having windows on three sides enjoying both views of the garden and far-reaching views of the countryside.

DINING KITCHEN

A beautiful sunny spacious kitchen, having newly installed bespoke double-glazed wooden sash windows. This kitchen has room for a large dining table overlooking the garden. Stylish Shaker-style fitted units with quartz worktops, Belfast sink, integrated dishwasher and fridge-freezer, range cooker with extractor hood. The island features deep drawer storage and has space for additional seating.

BEDROOM 1

A spacious double bedroom with windows to the rear and fitted wardrobes.

BEDROOM 2

Another good-sized double bedroom with window to the rear and fitted wardrobe.

BEDROOM 3

A bright single bedroom with window to rear.

BATHROOM

A recently installed spacious bathroom with freestanding bath, separate shower cubicle, close-coupled WC and wall-mounted basin. The marble tiled floor benefits from under-floor heating.

UTILITY CUPBOARD

With Worcester Bosch condensing gas boiler and space for washing machine and tumble dryer.

FLOOR PLAN



Total Area: 121.0 m² ... 1302 ft² (excluding garage)

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.

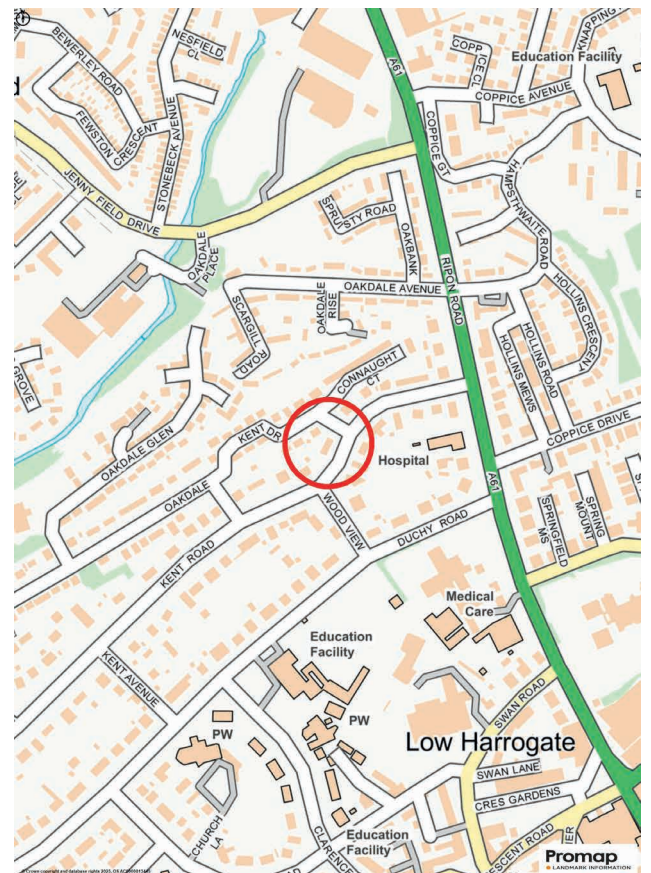
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The property has the rare advantage of a large private garden with lawn, mature planted borders and paved sitting areas. Timber garden shed and outside water tap. The property also includes a single garage and parking space.

Three flats in the building, each with a share of the freehold.

The property benefits from a new boiler and some newly fitted double-glazed sash windows.

All mains connected.



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

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