



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

£325,000

Guide Price

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

A superb two-bedroom apartment situated on the highly desirable Kent Road, just a short distance from Harrogate town centre.

Offered for sale with no onward chain, this purpose-built apartment provides spacious and well-planned accommodation ideal for town living. The property features two generous double bedrooms, including a main bedroom with en-suite shower room, together with a modern house bathroom and a good-sized living area. In addition, the apartment benefits from a private garage providing useful storage space and parking.

The property is ideally positioned within walking distance of Harrogate's many amenities, including shops, restaurants and transport links, and is well placed for access to beautiful open spaces such as the Valley Gardens and The Stray. Early viewing is highly recommended.





ENTRANCE HALL

A welcoming entrance hall with useful storage cupboard.

LIVING ROOM

A spacious reception area with window to the front elevation providing excellent natural light.

KITCHEN

Fitted with a range of modern wall and base units and integrated appliances, including oven, hob and extractor, with space for fridge/freezer and washing machine.

BEDROOM ONE

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin and shower.

BEDROOM TWO

A further good-sized double bedroom, ideal as a guest room or home office.

BATHROOM

A modern white suite comprising WC, basin and bath with shower above.

OUTSIDE

The apartment benefits from a private garage providing secure storage or parking. There are also communal gardens.

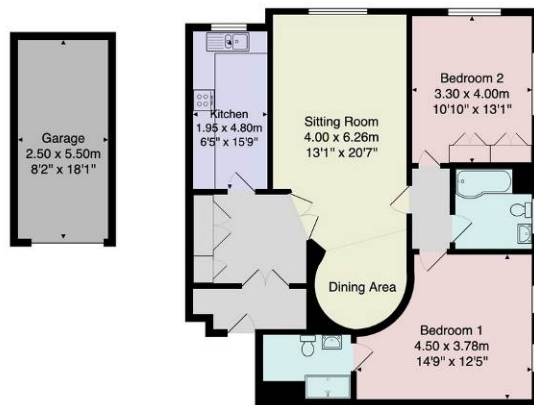
TENURE

Leasehold – 952 years remaining.

Tenure - Leasehold

Council Tax Band - D





Total Area: 108.6 m² ... 1169 ft² (excluding balcony)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk