



Kings Road, Harrogate, HG1 5JR

A fantastic opportunity to purchase a truly stunning four double bedroom character terrace home, with generous and flexible accommodation arranged over four floors. Benefitting from off road parking for two cars and with an attractive enclosed courtyard garden, the property is situated in a highly sought after central location with the wide ranging town centre amenities on the doorstep.

Having undergone a major programme of refurbishment over the last four years by the current owners, to a very high standard to include a new roof, re-wiring, plumbing and heating, the accommodation comprises: Entrance vestibule, a welcoming entrance hallway, lounge with walk-in bay window and shutters, open plan living space to include a dining area with UPVC double glazed door opening to the rear garden and a quality modern kitchen with space for a range cooker. There is also a doorway and stairs leading down to a substantial basement with three storage rooms.

To the first floor, a landing serves a guest WC, two double bedrooms, bedroom one with walk-in bay window, fitted wardrobes and luxury en-suite shower room. The second floor landing serves two further double bedrooms, a luxury bathroom and laundry room.

To the outside, there is the benefit of a forecourt garden with steps and path to the front door. To the rear is an enclosed attractive courtyard garden with walled perimeters and privacy fencing. A gate and steps lead to off-road parking for two cars accessed from Strawberry Dale Square.

We strongly recommend an early viewing to fully appreciate the accommodation on offer and the central location.

Guide Price £650,000

HUNTERS[®]
EXCLUSIVE

Council Tax: D

Kings Road, Harrogate, HG1 5JR

DESCRIPTION

Entrance Vestibule

Access via secure wooden glazed door, glazed door to:

Entrance Hall

Stairs to first floor, LVT Karndean flooring, radiator, inset ceiling spot lights, doors to:

Lounge

17'11" x 13'6"

UPVC sash bay window with shutters to front elevation, four radiators, feature fire place with gas fire.

Dining Room

18'3" x 13'6"

UPVC double glazed door to rear, inset ceiling spot lights, built in storage cupboards, feature radiator, LVT Karndean flooring, inbuilt shelving, space for tall fridge freezer, door to cellar, through to:

Kitchen

8'7" x 7'4"

Quality range of wall and base units with granite working surfaces over, inset sink unit and mixer tap, space for Range cooker with extractor hood over, integrated dishwasher, LVT Karndean flooring, UPVC double glazed sash window to rear elevation, inset ceiling spot lights.

First Floor Landing

Split level landing, stairs to second floor, inset ceiling spot lights, doors to:

WC

Feature low level WC, wash hand basin, chrome heated towel rail, tiled floor, UPVC double glazed sash window with shutters to rear elevation.

Bedroom One

18'3" x 18'1"

UPVC double glazed sash window to front elevation, radiator, built in wardrobes, door to:

Ensuite Shower Room

Modern white suite comprising shower cubicle with mains shower over and glazed unit, low level WC, wash hand basin, chrome heated towel rail, feature tiled floor, part tiled walls, inset ceiling spot lights, UPVC double glazed sash window with shutters to front elevation.

Bedroom Two

13'8" x 11'8"

UPVC double glazed sash window to rear elevation, radiator.

Second Floor Landing

Split level landing, UPVC double glazed sash window to rear elevation, radiator, doors to:

Bedroom Three

13'9" x 11'0"

UPVC double glazed sash window to front elevation, radiator, built in shelving.

Bedroom Four

13'2" x 11'8"

UPVC double glazed sash window to rear elevation, radiator, built in wardrobe.

Bathroom

Quality modern suite comprising roll top bath with shower over and glazed screen, low level WC, wash hand basin, chrome heated towel rail, part tiled walls, feature tiled floor, inset ceiling spot lights, UPVC double glazed sash window to front elevation.

Utility

Plumbing and space for washing machine, space for tumble dryer, built in shelving, internal glazed window.

Cellar Room One

16'11" x 13'3"

Glazed window to front elevation.

Cellar Room Two

9'6" x 8'9"

Storage area

Cellar Room Three

Pantry storage area, glazed window to front elevation.

Outside

To the front of the property is a low maintenance paved forecourt garden with mature flower beds. To the rear is an attractive paved garden with mature flower beds and privacy fencing to perimeters. A drive way provides off street parking for two cars.

EPC

Environmental impact as this property produces 9.1 tonnes of CO2.

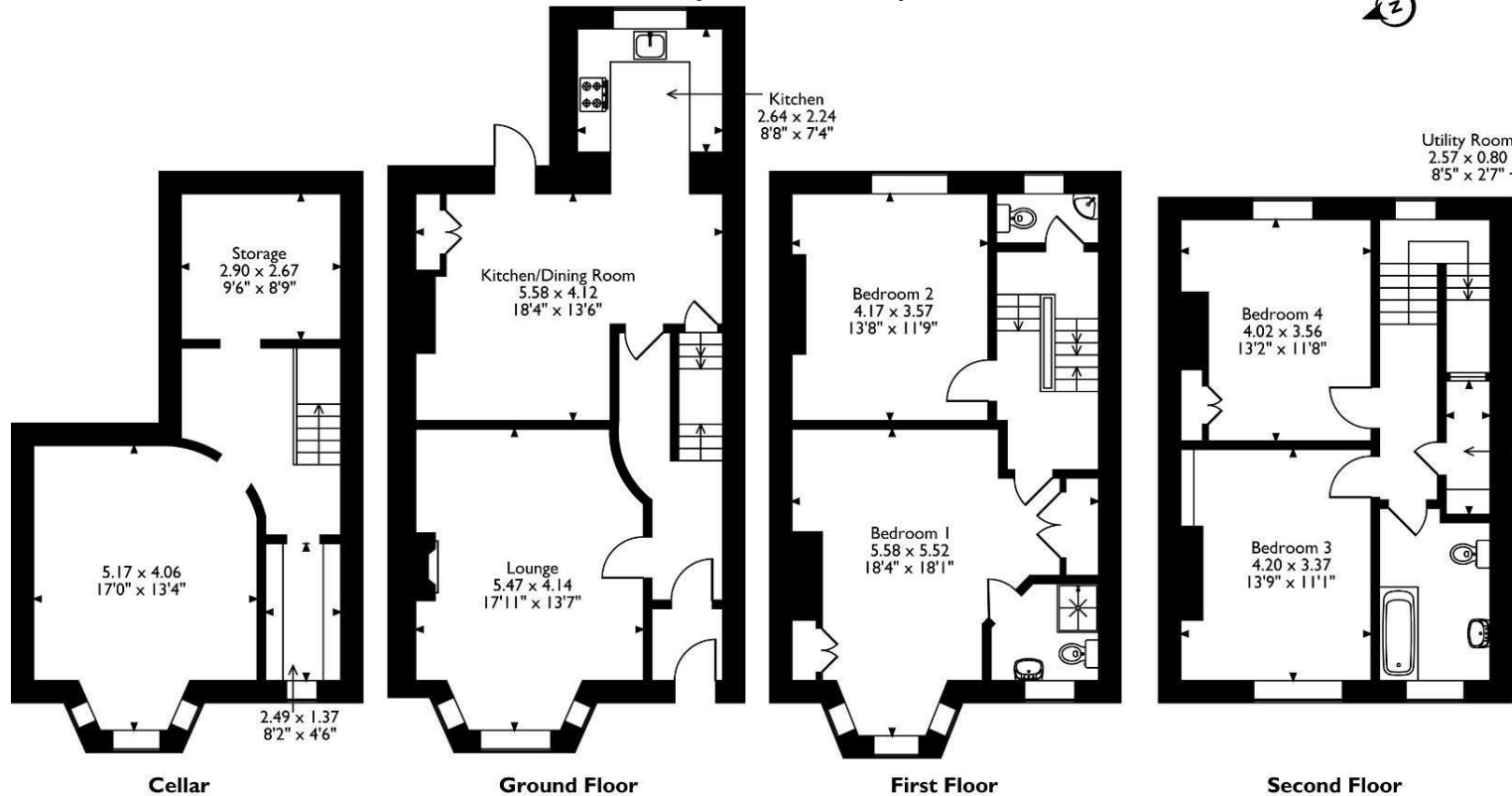
Material Information

Tenure Type; Freehold
Council Tax Banding; D





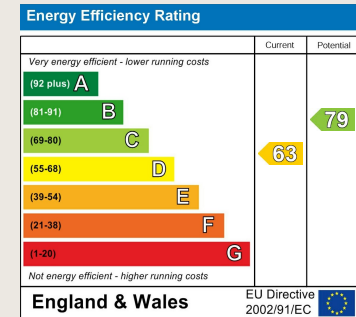
62 Kings Road, Harrogate, HG1 5JR
 Approximate Gross Internal Area
 196 Sq M/2110 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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