

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kings Road

Harrogate, HG1 5HZ

£1,950 Per Calendar Month



AVAILABLE AUGUST 2025 | FIVE BEDROOMS |

Situated on Kings Road, Harrogate, this exquisite mid-terrace townhouse offers a perfect blend of period features and modern living. Spanning four generous floors, the property boasts an impressive five bedrooms.

The townhouse retains much of its original character, with charming architectural details that reflect its period heritage. This property is not just a house; it is a home filled with potential and warmth, ready for you to make your own.

Located in the sought-after town of Harrogate, residents can enjoy the vibrant local community, with an array of shops, cafes, and parks just a stone's throw away. The area is well-connected, making it easy to explore the beautiful Yorkshire countryside or commute to nearby cities.

This property is a rare find, offering ample space and a prime location. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a stylish home with character, this townhouse on Kings Road is sure to impress. Do not miss the opportunity to view this remarkable property.





LOCATION

Kings Road is situated within close proximity to Harrogate town centre and is ideally placed for local amenities including shops, bars, restaurants, sports and health facilities and also provides excellent road links out of Harrogate via the A59 onwards to York and Leeds and the A1M both North and South. Rail and bus stations within walking distance with regular services to Leeds/York and beyon...

DIRECTIONS

Leave Harrogate town centre via Parliament Street and turn right at the traffic lights onto Kings Road. Keep in the left hand lane continue straight ahead at the traffic lights along Kings Road, where No 135 is located on the left hand side.

ENTRANCE VESTIBULE

Accessed via wooden entrance door, wooden flooring, door with glazed panel opening to:

HALL WAY

Stairs leading to first floor, radiator, wooden flooring, door to:

SITTING ROOM 10'11" x 13'1" (3.33 x 3.99)

Sash Bay window to front elevation, stunning feature fire place and open grate, wooden flooring, TV point, radiator, ceiling coving.

KITCHEN DINING ROOM 14'1" x 17'4" (4.29 x 5.28)

Modern Bespoke range of wall and base mounted units with wood surfaces over with inset stainless steel sink unit with mixer tap, inset five ring gas hob with extractor hood over and electric double oven under, integrated dishwasher, breakfast bar, space for fridge freezer, part tiled walls, tiled flooring, inset ceiling spot lights, sash window to rear elevation, door with glazed panel leading ...

UTILITY AREA

Plumbing and space for washing machine, inset ceiling spot lights, stairs leading to:

FAMILY ROOM 17'1" x 17'3" (5.21 x 5.26)

TV point, two sash windows to rear elevation, inset ceiling spot lights, under stairs storage area, laminate flooring, two radiators.

FIRST FLOOR LANDING

Radiator, stairs leading to second floor, doors to:

BEDROOM ONE 11'4" x 17'4" (3.45 x 5.28)

Three sash windows to front elevation, stunning feature fire place and open grate, wooden flooring, radiator, TV point.

BEDROOM TWO 11'2" x 11'4" (3.4 x 3.45)

Sash window to rear elevation, radiator, feature fire place and grate.

BATHROOM

Modern fitted white suite comprising fitted bath with mixer tap and main shower over, low level WC, wall mounted sink and vanity area, chrome heated towel rail, part tiled walls, tiled floor, inset ceiling spot lights, sash window to rear elevation.

SECOND FLOOR LANDING

Radiator, loft access with ladder, doors to:

BEDROOM THREE 11'4" x 17'4" (3.45 x 5.28)

Two sash windows to front elevation, radiator, stunning feature fire place and open grate, TV point.

BEDROOM FOUR 10'3" x 11'3" (3.12 x 3.43)

Sash window to rear elevation, feature fire place and grate, radiator, TV point.

BEDROOM FIVE 6'7" x 11'2" (2.01 x 3.4)

Sash window to rear elevation, radiator.

SHOWER ROOM

Modern white suite comprising shower cubicle with main shower over, low level WC, pedestal wash hand basin with mixer tap, part tiled walls and floor, chrome heated towel rail, extractor fan, inset ceiling spot lights.

OUTSIDE

The front of the property benefits from a privately enclosed garden laid mainly to lawn with fencing and hedging to perimeters. Pathway and gate lead to door way. To the rear of the property is an enclosed paved courtyard with fencing to perimeters and gate to rear lane.

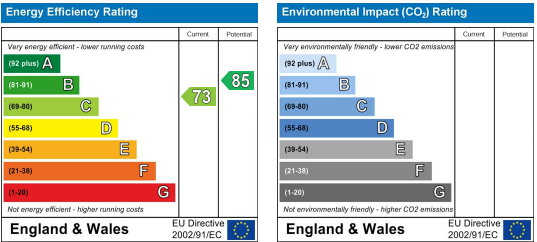
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.