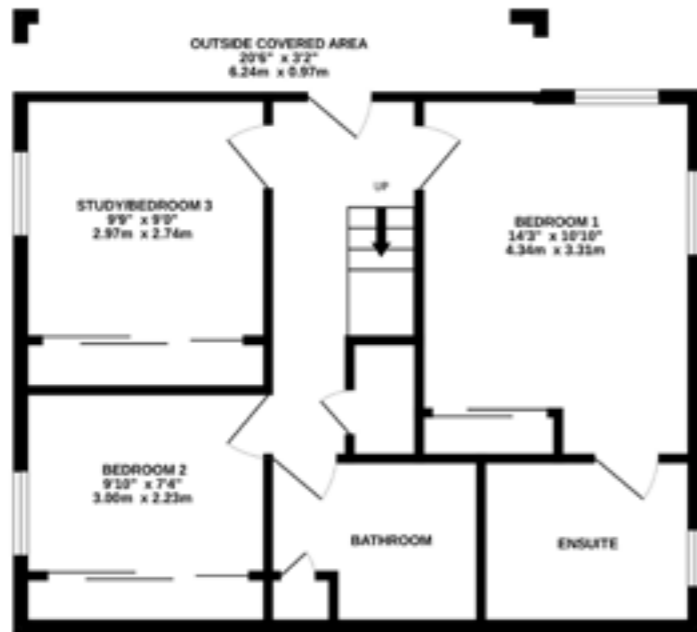
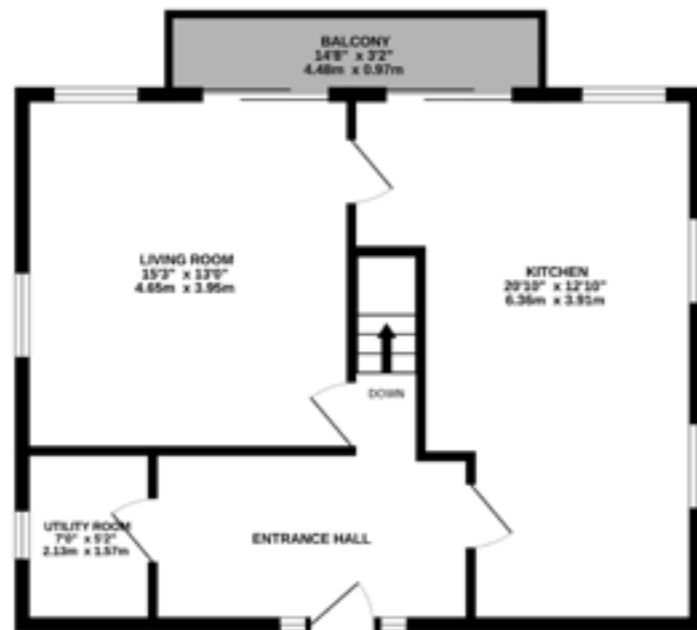


GARDEN LEVEL
619 sq.ft. (57.5 sq.m.) approx.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



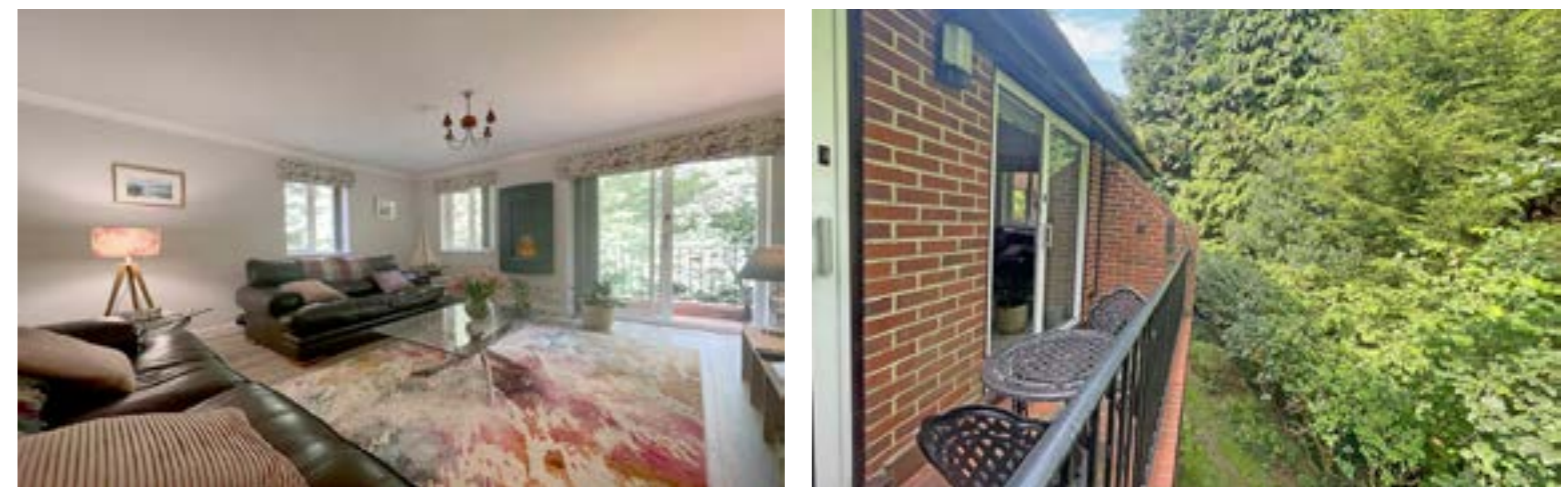
GARAGE
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



FLAT 1, KENTWOOD COURT
64A KENT ROAD, HARROGATE, HG1 2NL

£437,500
CHAIN FREE

FLAT 1 | KENTWOOD COURT | 64A KENT ROAD | HARROGATE | HG1 2NL

**A spacious three bedroom duplex apartment
in a sought after location**

Entrance Hall | Living Room | Balcony | Kitchen | Utility Room

Three Bedrooms | En-suite | House Bathroom

Communal Gardens | Detached Garage

Council Tax: Band E | Energy Rating: C | Tenure: Leasehold

VIEWINGS STRICTLY BY APPOINTMENT ONLY



A beautifully and surprisingly spacious self contained three bedroom duplex apartment.

Offering impressive accommodation and forming part of a select purpose built development in the desirable Duchy area of Harrogate and within walking distance of Oakdale Golf Club and the Valley Gardens.

The property has the benefit of gas central heating, double glazing, private outside covered area and it's own private rear entrance. The accommodation briefly comprises: Storm porch, communal reception hall, reception hall, living room, living kitchen, utility room/cloakroom, lobby, principal bedroom, en-suite shower room, bedroom two, inner hall with storage cupboard, bedroom three and house bathroom.

Outside are communal landscaped part wooded gardens and a detached single garage.

