

89 KENT ROAD
HARROGATE
HG1 2NH



 NICHOLLS
TYREMAN

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An extremely rare opportunity to purchase this substantial, detached family home situated within this sought after residential location, on the edge of the town centre yet within easy reach of amenities and local schools.

Ground Floor: Reception Hall | Living/Dining Room | Kitchen | Garden Room | Utility Room | Cloakroom with wc

Garden Floor: Entrance Hall | Studio Bedroom with Shower Room & Mini Kitchen | Study/Bedroom | Two Further Bedrooms
Gym/Office with Shower Room & Kitchenette | En-suite Shower Room | Bathroom

First Floor: Two Bedrooms | Bathroom | Study

Lawned Garden | Detached Garage

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£1,250,000





The property truly requires an internal inspection to appreciate the contemporary, open plan design which has fabulous modern features throughout.

The accommodation comprises: A large reception hallway with double opening doors, leading to a stunning turned staircase and large open plan living room/dining room with double opening doors with Juliet balconies, garden room with glass floor panel and large windows overlooking the water feature and garden and a beautifully equipped integrated kitchen with wall mounted cupboards, base units and drawers and central island unit, with double opening doors to Juliet balcony and views towards Oakdale golf course, utility room and ground floor cloakroom.

The garden floor comprises: Studio/bedroom with ensuite shower room and mini kitchenette, study/bedroom, two further bedrooms, en-suite glazed shower room, house bathroom and home office/gym with kitchenette and en-suite shower room.

The first floor comprises: Two bedrooms, study with glazed floor panel and large bathroom with separate shower.





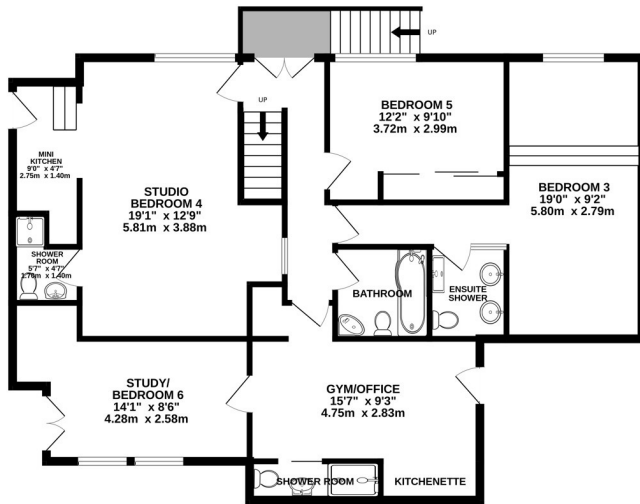
OUTSIDE

To the front of the property is a driveway with flowering borders, garden area and small deck area.

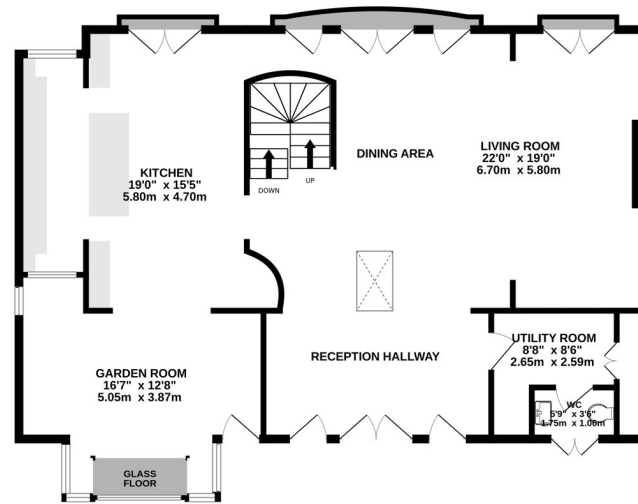
The rear of the property is accessed from Kent Drive via a driveway leading to a detached garage with loft storage.

To the rear of the property are further garden areas with Astroturf, flowering borders and mature boundary hedging and fencing, with water feature and pathways and steps to either side of the property.

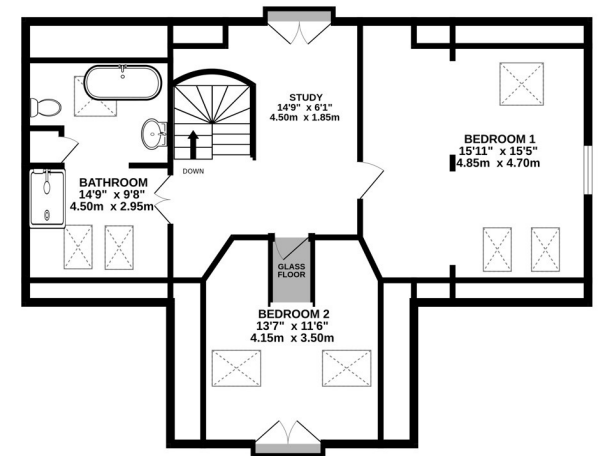
GARDEN FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



FIRST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 3157 sq.ft. (293.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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