



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



**3 Kensington Square  
Harrogate**

**£340,000**



An exceptionally rare opportunity to purchase this beautifully presented, semi detached property, located in a private, quiet backwater just off Cold Bath Road with its fabulous selection of shops, cafés and bars and the Harrogate town centre a short distance away.

The property truly requires an internal inspection to appreciate the accommodation which has the benefit of double glazing and central heating and comprises: Entrance vestibule, ground floor cloakroom, large living room, with window overlooking the communal square and being open plan to the dining room which has sliding double glazed doors to the courtyard gardens, recently fitted kitchen with integrated appliances, three bedrooms and house bathroom.

The property is approached via a private driveway leading to a garage and visitor parking. A footpath leads through the communal square to the front of the property with forecourt access to the rear of the property and a timber garden shed.

There is an enclosed, private courtyard to the rear with water feature, gravelled areas, flagstones, flowering borders and timber boundary fencing.

3 Bedrooms

2 Reception Rooms

1 Bathroom

Garage and courtyard gardens

DIRECTIONS - HG2 0NW

From West Park turn left down Montpellier Hill and at the roundabout take the first exit into Cold Bath Road where Kensington Square is a turning on the right hand side.

COUNCIL TAX

The property has been placed in band D.

TENURE

The tenure of the property is Freehold



EPC RATING: D

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	69	(55-68) D	55	68
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

APPROXIMATE DISTANCES

Town Centre	600 metres
Railway Station	750 metres
Bus Route	450 metres
Airport	12 miles