



VERITY
FREARSON

15 DUCHY GROVE, HARROGATE, HG2 0ND

£475,000

15 DUCHY GROVE,

Harrogate, HG2 0ND

A beautifully presented four-bedroom townhouse offering generous accommodation arranged over three levels, ideally located just off the highly regarded Cold Bath Road. This spacious home has been thoughtfully and stylishly updated by the current owner, featuring recently installed uPVC double-glazed sash windows and a high-quality bespoke kitchen. The accommodation briefly comprises an entrance hall and an elegant sitting room, leading through to an impressive open-plan dining kitchen which forms the heart of the home.

The kitchen itself has been finished to a high standard with bespoke cabinetry, premium integrated appliances and a sleek, contemporary design. Velux roof windows flood the space with natural light, enhancing the sense of quality and openness. A clearly defined dining area provides an ideal space for entertaining, while French doors open directly onto the low-maintenance, south-facing rear garden, creating a seamless connection between indoor and outdoor living. A wood-burning stove adds warmth and character to this superb living space. The first floor offers two well-proportioned bedrooms and a modern shower room with underfloor heating, while the second floor provides two further generous bedrooms, ideal for family living or home working. To the rear is an attractive and private courtyard garden with artificial grass, offering a stylish, low-maintenance outdoor space.



Sitting Room · Dining Kitchen

4 Bedrooms · Shower Room

Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

With fitted shelving and cabinet. Feature fireplace with living-flame gas fire. Windows to front elevation.

DINING KITCHEN

The recently fitted kitchen comprises a range of wall and base units and working surfaces having inset sink and hob. A full suite of integrated appliances includes a double oven, dishwasher, washing machine, fridge and freezer.

A spacious dining area, French doors leading to the garden, Velux windows, and contemporary wood-burning stove.

FIRST FLOOR BEDROOMS

There are two double bedrooms on the first floor, including the main bedroom.

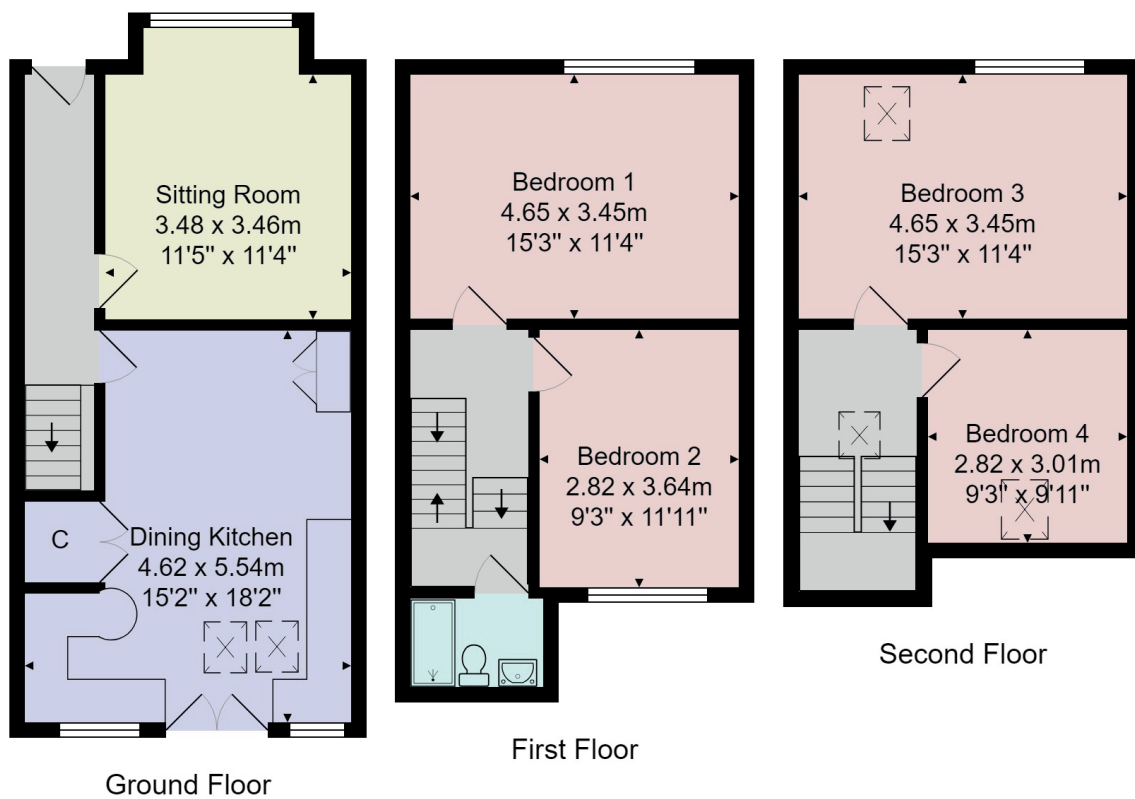
SHOWER ROOM

A white modern suite with WC, washbasin set within a vanity unit and walk in shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail.

SECOND FLOOR BEDROOMS

There are two good-sized double bedrooms on the first floor with access to eaves storage space.

FLOOR PLAN



Total Area: 112.1 m² ... 1206 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

There is an enclosed garden with artificial grass and fitted seating, providing a superb outdoor entertaining space with south-facing aspect.

Location

Duchy Grove is a highly sought-after address, just moments from the excellent shops and cafés of Cold Bath Road, popular local schools, the famous 200-acre Stray, Valley Gardens and Harrogate town centre. An internal viewing is strongly recommended to fully appreciate this elegant and conveniently located family home.

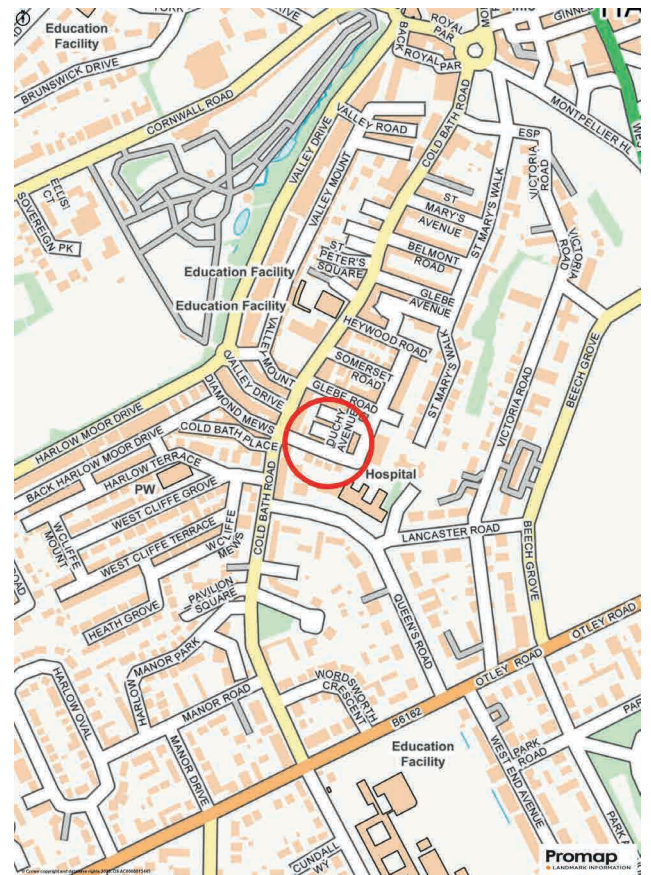
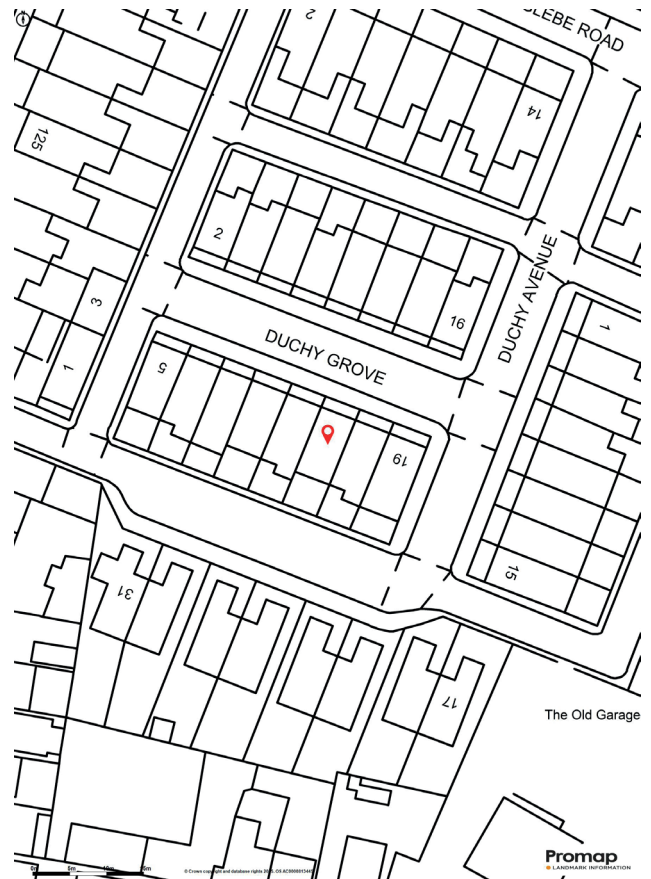
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Harrogate

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