

Flat 10, Duchy Grange Kent Road, Harrogate

£313,500 Guide Price



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A superb two-bedroom apartment, offering very spacious accommodation, situated on the highly desirable Kent Road, just a short distance from Harrogate town centre.

Offered for sale with no onward chain, this purpose-built apartment provides spacious and well-planned accommodation ideal for town living. The property features two generous double bedrooms, including a main bedroom with en-suite shower room, together with a modern house bathroom and a good-sized living area. In addition, the apartment benefits from a private garage providing useful storage space and parking.

The property is ideally positioned within walking distance of Harrogate's many amenities, including shops, restaurants and transport links, and is well placed for access to beautiful open spaces such as the Valley Gardens and The Stray. Early viewing is highly recommended.

OUTSIDE The apartment benefits from a private garage providing secure storage or parking. There are also communal gardens.

TENURE Leasehold - 952 years remaining.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



ACCOMMODATION ENTRANCE HALL

A welcoming entrance hall with useful storage cupboard.

LIVING ROOM

A spacious reception area with window to the front elevation providing excellent natural light.

KITCHEN

Fitted with a range of modern wall and base units and integrated appliances, including oven, hob and extractor, with space for fridge/freezer and washing machine.

BEDROOM ONE

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

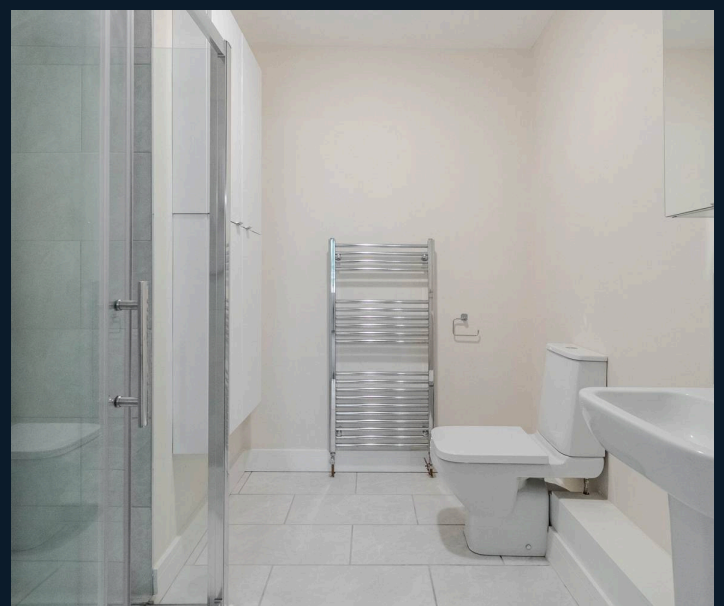
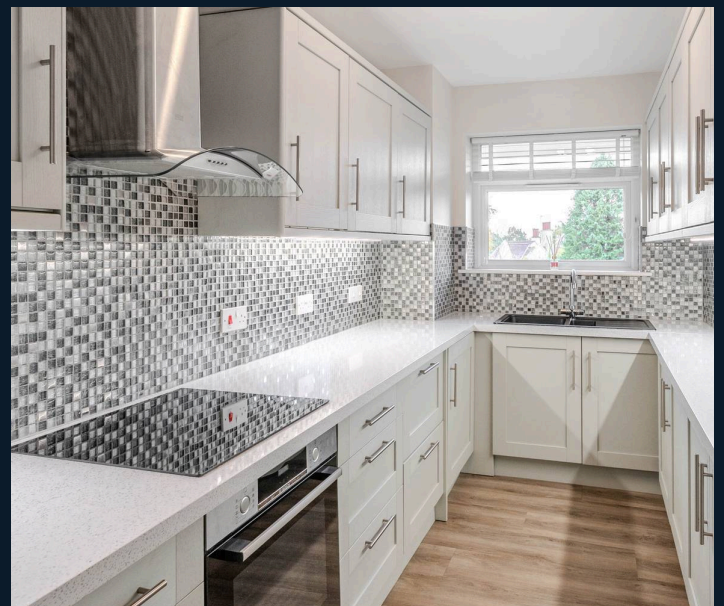
A modern white suite comprising WC, basin and shower.

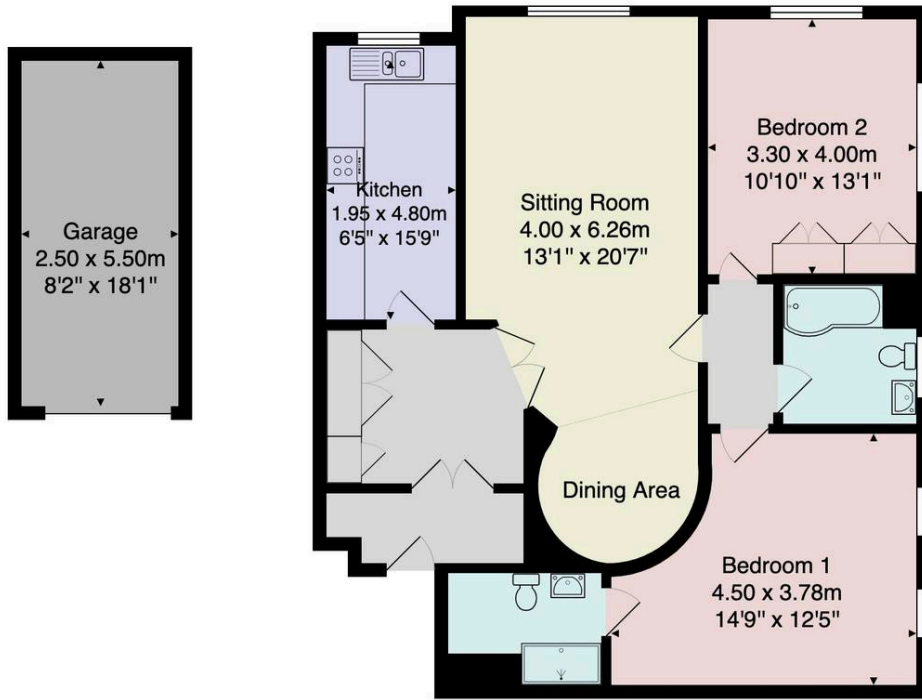
BEDROOM TWO

A further good-sized double bedroom, ideal as a guest room or home office.

BATHROOM

A modern white suite comprising WC, basin and bath with shower above.





Total Area: 108.6 m² ... 1169 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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