

16A HEREFORD ROAD
HARROGATE
HG1 2NW



NICHOLLS
TYREMAN

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An exceptional detached four bedroom residence, beautifully appointed throughout and occupying a private position on the prestigious Duchy Estate, one of Harrogate's most sought-after residential addresses. Combining elegant accommodation with outstanding attention to detail, this exceptional home is set behind electric gates and enjoys beautifully landscaped gardens, all within comfortable walking distance of Harrogate town centre and The Valley Gardens

Covered Verandah | Entrance Hall | Living Room | Inner Hall | Family Dining Kitchen | Utility Room | Guest Cloakroom | Ground Floor Study/Bedroom | Bathroom

Three Further Bedrooms | En-suite Bathroom | En-suite Shower Room

Double Garage | Landscaped Gardens

Council Tax: G | Energy Rating: D | Tenure: Freehold

£1,250,000





The property is approached via electric gates leading to a block paved driveway providing secure off street parking and access to the attached double garage. A covered veranda welcomes you into a spacious reception hall, creating a striking first impression.

The elegant living room is a beautifully proportioned space centred around a feature fireplace, while an inner hallway leads to a guest cloakroom along with a luxurious ground floor bathroom, complete with a free-standing bath and separate shower enclosure, together with a versatile office which can equally serve as a fourth bedroom, making the layout ideal for guests, or those seeking flexible accommodation.

Undoubtedly the focal point of the property is the stunning extended family dining kitchen. Designed to an exceptional specification, it features a substantial central island with breakfast bar designed for the garden outlook, an extensive range of contemporary cabinetry and premium integrated Miele appliances including a fridge freezer, double oven, induction hob with inset extractor and dishwasher. The tiled floor benefits from underfloor heating, while two lantern roof lights and full width sliding patio doors flood the room with natural light and create a seamless connection to the garden. A striking log effect feature fire completes this outstanding entertaining and living space. A separate utility room provides further work surfaces and practical storage.

A striking spiral staircase rises to the impressive galleried landing, where a large Velux windows enhances the abundance of natural light. The principal bedroom is fitted with a comprehensive range of wardrobes and enjoys a luxurious en-suite bathroom featuring a free-standing bath and separate shower enclosure. The second bedroom also benefits from fitted wardrobes, attractive views over the rear garden and an en-suite shower room. The remaining accommodation is complemented by a beautifully appointed bathroom with a free-standing bath and separate shower cubicle, all finished to an exceptional standard.





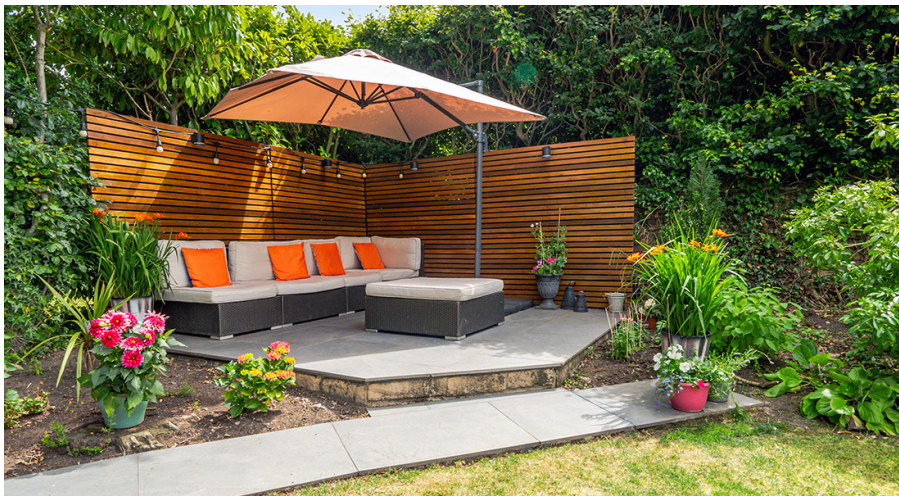


OUTSIDE

The gardens have been thoughtfully landscaped to create a private and peaceful setting, with well stocked borders, generous patio entertaining areas and raised seating terraces providing the perfect spaces to relax and enjoy the surroundings.

The property has secure gated parking, an attached double garage, exceptional gardens and beautifully designed living spaces

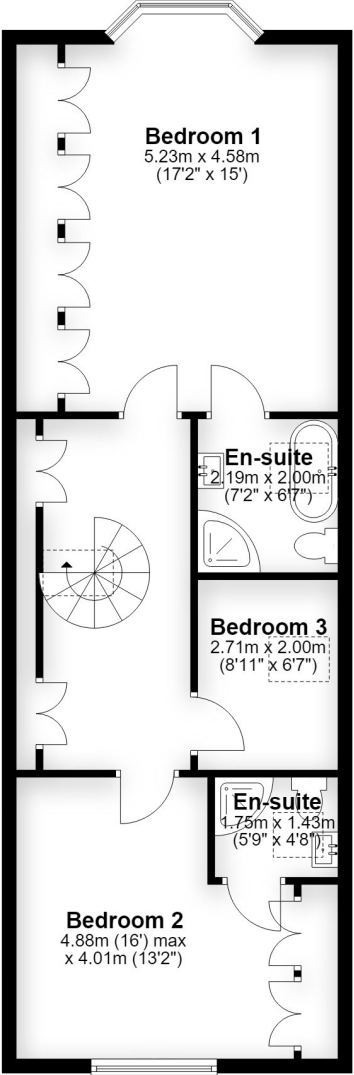
Finished with high quality fittings throughout and offering an abundance of natural light, this outstanding property combines luxury, privacy and an enviable Duchy location.



Ground Floor



First Floor





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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