



VERITY
FREARSON

60A KENT ROAD, HARROGATE, HG1 2EU

£680,000

60A KENT ROAD

Harrogate, HGI 2EU

A beautifully presented, modernised detached dormer bungalow with generous gardens extending to approximately a third of an acre.

This super bungalow reveals stunning and generous accommodation over two levels with four bedrooms, two bathrooms, two reception rooms and modern breakfast kitchen. Externally, the property is approached by a long driveway and leads to two garages and extensive gardens to the side and rear of the property comprising patio area, lawned gardens and woodland with mature trees and shrubbery. Kent Road is situated in this desirable location within the Duchy Estate close to Oakdale Golf Course and within easy walking distance of Harrogate town centre. Offered for sale with no onward sales chain.



Reception Hall • Sitting Room • Dining Kitchen • Garden Room • Two Bedrooms • Shower Room

Two Bedrooms • Bathroom

Two Garages • Extensive Lawned Garden • Woodland







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With oak flooring, central heating radiator and fitted storage cupboards.

SITTING ROOM

Windows to front and side, central heating radiator and fireplace with focal point gas fire.

DINING KITCHEN

With a range of modern wall and base units, work surfaces and breakfast bar. InSinkErator hot-water tap, Rangemaster cooker (to be included in the sale) with extractor hood above, integrated fridge/freezer, microwave and dishwasher. Two central heating radiators. Windows to rear, tiled floor and exterior barn-style door to rear.

GARDEN ROOM

Windows to three sides and electric heater. Double doors lead to the rear garden.

BEDROOM 1

Window to rear, central heating radiator and fitted wardrobes.

BEDROOM 2

Window to front, central heating radiator and built-in cupboard.

SHOWER ROOM

A modern white suite comprising low-flush WC, wall-hung washbasin and walk-in shower. Heated towel rail, window to rear and fully tiled walls and tiled floor with under-floor heating.

FIRST FLOOR

LANDING

Window to side, central heating radiator and spacious eaves storage. Fitted cupboard.

BEDROOM 3

Windows to rear and side Central heating radiator and fitted wardrobes.

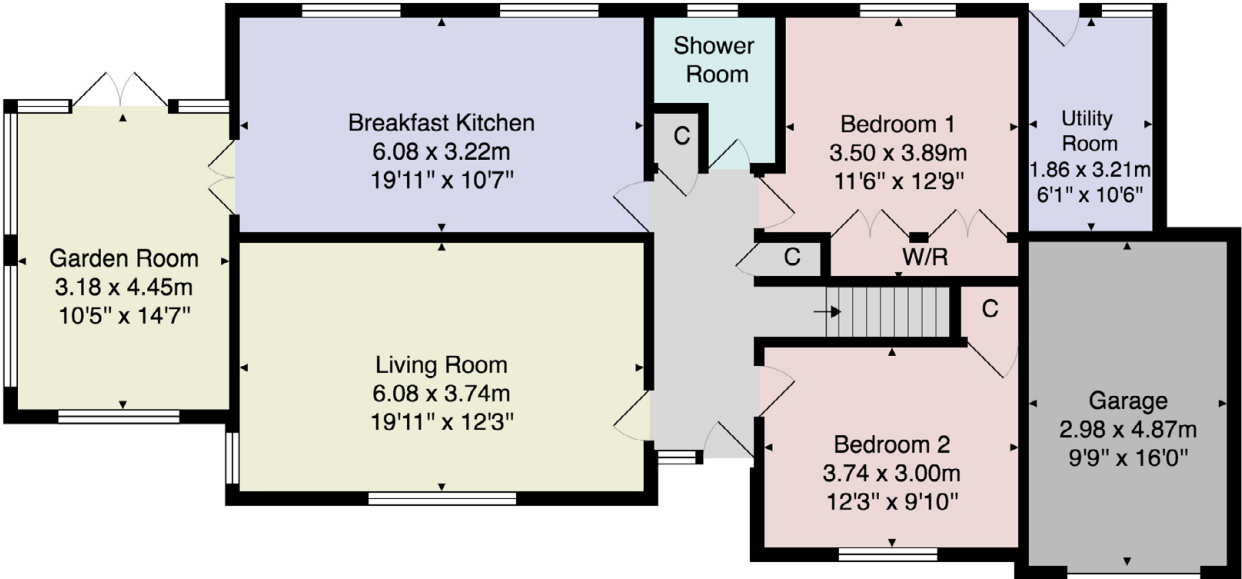
BEDROOM 4

Window to rear and central heating radiator.

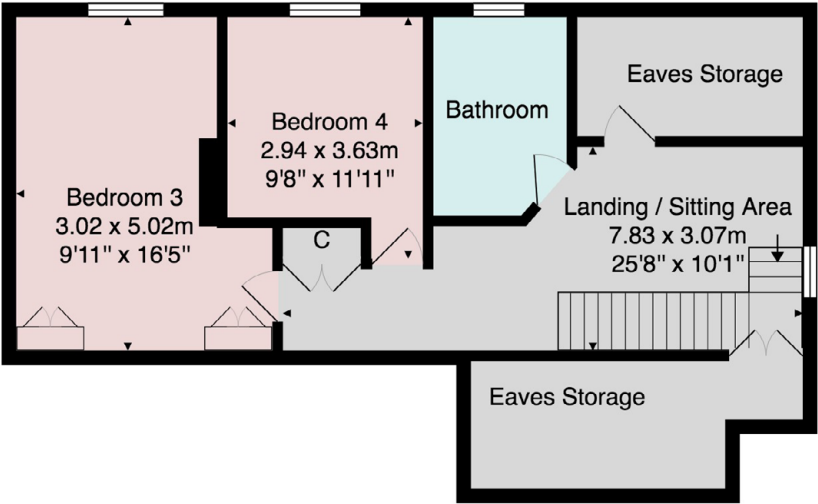
BATHROOM

With low-flush WC, washbasin and bath with shower above. Window to rear and central heating radiator.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 176.6 m² ... 1900 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

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

Long driveway leads to the front of the property and two garages, both with electrically-operated up-and-over doors. South-facing patio with rockery and ornamental pond at the front of the property. To the rear there are extensive lawned gardens and woodland. The utility / garden store is accessed from the rear of the property.

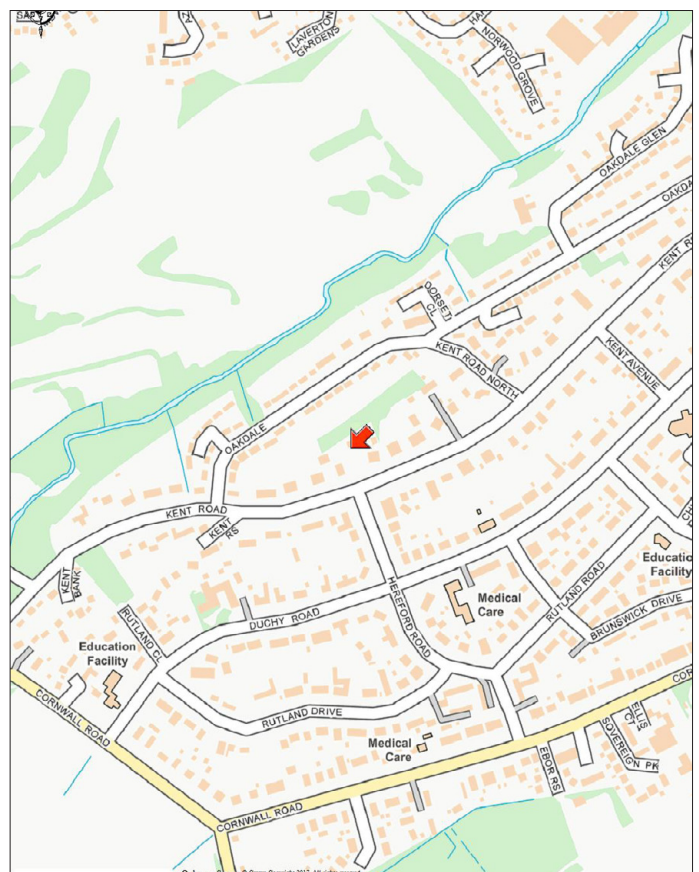
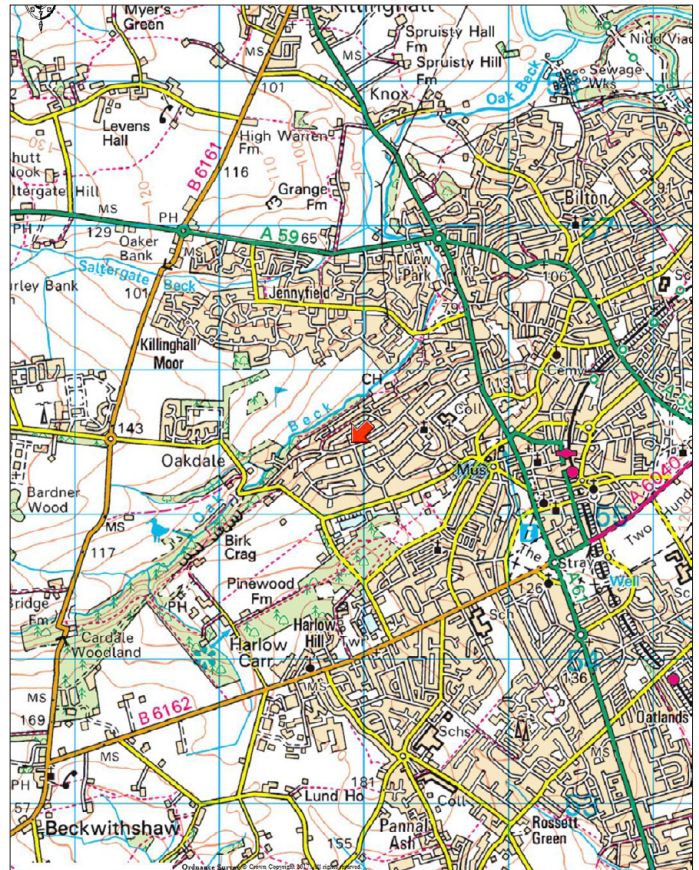
Services

All mains connected

Tenure

Freehold

Council Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	79
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		56	73
England & Wales		EU Directive 2002/91/EC	

Harrogate

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