



7 KENT ROAD
Harrogate

Carter Jonas

7 KENT ROAD, HARROGATE HG1 2LE

Reception Hall · Sitting room · Family room · Dining room
Excellent breakfast kitchen · Utility room · Cloakroom
First floor landing · Four bedrooms · House bathroom
Studio style fifth bedroom with an en suite shower room
on the second floor · Driveway to the side of the property
providing ample parking · Attractive lawned garden to the
front with mature hedge boundaries · Large entertaining
terrace to the rear · Tiered lawned garden beyond

7 Kent Road forms part of an attractive row of late Victorian properties, facing west to the front and situated within the popular Duchy area. Access to central Harrogate is within a short walk where there is an excellent range of facilities including quality and varied shops, restaurants and an extensive range of recreational facilities. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 9 miles to the east and Leeds/Bradford airport is only 13 miles to the south west. In addition, there is a railway station in the town centre which provides frequent services throughout the day to both Leeds and York. Mainline rail services to London's King's Cross operate from stations in both of these cities.

7 Kent Road is an attractive double-fronted townhouse dating from 1896, which was thoughtfully extended to the rear in 2005 to create a superb family living space. Arranged over three floors, the property offers well-proportioned and versatile accommodation throughout. The ground floor comprises a welcoming reception hall, an elegant sitting room, a separate family room, a formal dining room and an impressive open-plan breakfast kitchen. The kitchen is fitted with an extensive range of units and integrated appliances, while bi-folding doors open onto a generous terrace and the attractive rear garden beyond. A utility room and cloakroom complete the ground floor accommodation. The first floor features a spacious landing leading to four bedrooms and a well-appointed family bathroom. Occupying the second floor is a stylish studio-style fifth bedroom with its own en suite shower room, providing ideal guest accommodation, a teenager's suite, or a private workspace.

Blending period character with modern family living, the sale offers a rare opportunity to acquire a substantial and beautifully adapted family house in a highly desirable setting.

AN ATTRACTIVE LATE VICTORIAN DOUBLE FRONTED TOWNHOUSE OFFERING SPACIOUS AND WELL PROPORTIONED FAMILY ACCOMMODATION, SET WITHIN MATURE, GENEROUSLY SIZED GARDENS AND ENJOYING A HIGHLY DESIRABLE POSITION IN THE PRESTIGIOUS DUCHY AREA, CONVENIENTLY LOCATED WITHIN EASY REACH OF THE TOWN CENTRE AND ITS EXCELLENT RANGE OF EVERYDAY AMENITIES.



Outside, there is a lawned garden to the front and side, enclosed by a well-established privet hedge. The driveway just to the side of the property provides ample parking. There is also plenty of unrestricted on street parking available to the front. To the rear, the property benefits from an enclosed garden featuring a spacious entertaining terrace directly adjoining the house, complemented by mature shrubs and planting. A couple of steps lead from the terrace to a gently tiered lawn, creating an attractive and well-structured outdoor space. Enjoying a high degree of privacy, the rear garden is ideally orientated to the south and east, allowing for plenty of natural light throughout the day.

ADDITIONAL INFORMATION

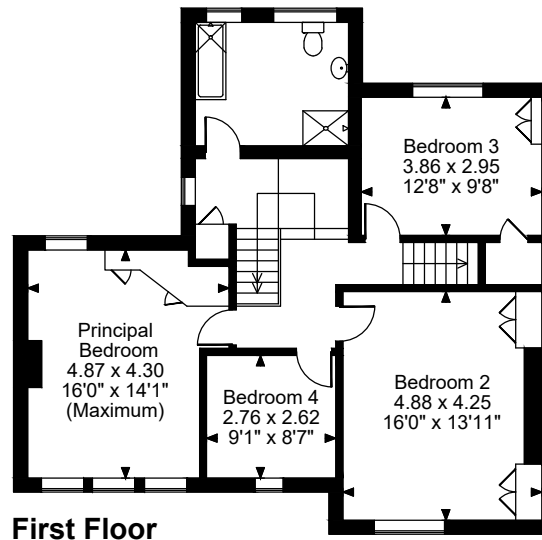
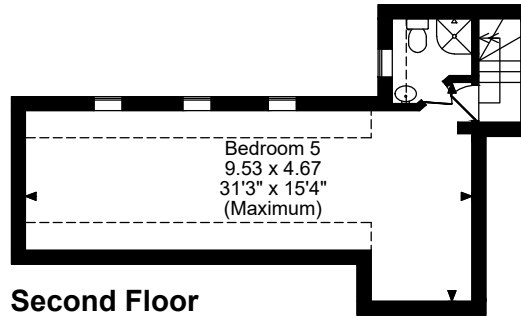
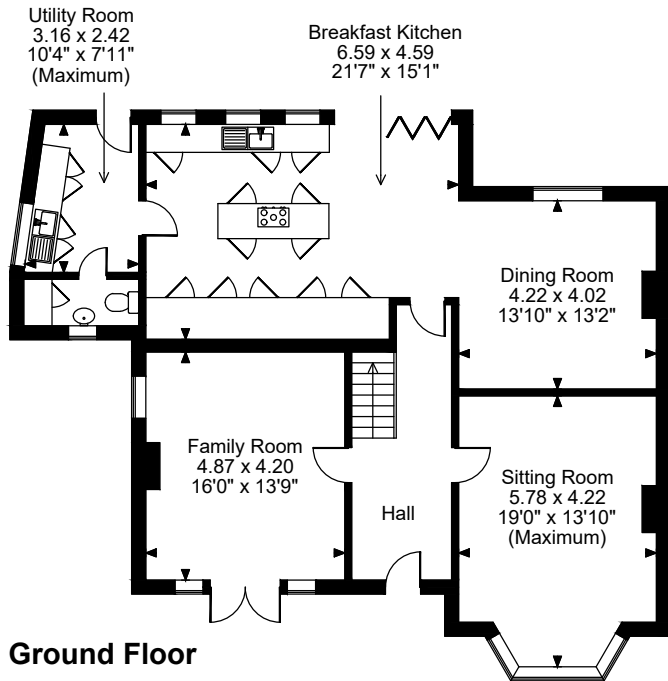
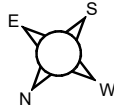
Tenure - We are advised that the property is freehold and vacant possession will be given on legal completion.

Services - We are advised that all mains services are installed. Central heating is provided by a gas fired boiler with underfloor heating in the breakfast kitchen.

Viewing - Strictly by appointment through the selling agents Carter Jonas - Telephone 01423 523423



7 Kent Road, Harrogate
Approximate Gross Internal Area
2,447 sq ft / 227 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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