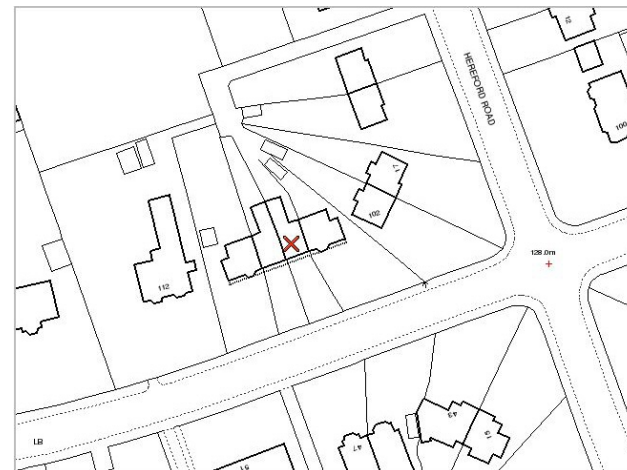


Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft
 Cellar (including Garage) = 74.9 sq m / 806 sq ft
 Total = 236.8 sq m / 2549 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A61 Ripon Road turning left into Duchy Road where the property can be found on the right hand side.



Triton Lodge, 106 Duchy Road, Harrogate

Offers in the region of £695,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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SALES & LETTINGS

Triton Lodge, 106 Duchy Road, Harrogate, North Yorkshire, HG1 2HB

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'Triton Lodge' is a desirable Victorian middle town house with imposing accommodation over four floors now in need of modernisation throughout, but offering huge potential to re-design and modernise. Standing in mature gardens and located on the highly sought after Duchy Estate.

The house which retains some of it's original charm and character together with gas fired central heating comprises in brief. Entrance porch, reception hall, living room with views towards the front covered veranda and gardens. Through an archway to the dining room with a brick fireplace. Wc. Breakfast room and kitchen. Lower ground floor basement. Two rooms, wine cellar, wc and access to the garage. Second floor landing, box room and access to roof space storage. Outside there is a mature front lawned garden, which leads to a pleasant covered

veranda and seating area. Rear driveway leading to a garage and garden.

Situated within the Duchy Estate which is regarded as one of Harrogate's most sought after addresses, Duchy Road is only a short drive from the town centre which is abundant with attractions such as boutique shopping and fine restaurants, and famed for its Royal Baths, Pump Rooms Museum and 200 Acre Stray Parkland. The town is also renowned for its reputable schools which are all within a short commute, particularly Brackenfield Primary and Harrogate Ladies College. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minute by foot



Main Roads
A1M 7.6 miles



Train
Harrogate 1.1 miles



Airport
Leeds Bradford 12.8 miles

Fixtures & fittings
The property is being sold as seen.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band F

Tenure
Freehold