



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



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		
England & Wales	EU Directive 2002/91/EC	
	78	83



Viewing arrangements

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

Directions

From Harrogate's town centre, proceed along the A61 Ripon Road past the Majestic Hotel turning left into Kent Road. Continue ahead to the end of the road as you hit an unmade road and surrounding woodlands number 93 can be found on the left hand side.

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

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93 Kent Road, Harrogate

£1,750,000

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ESTATE AGENT GUIDE
2018 : TOP 100

SALES & LETTINGS

93 Kent Road, Harrogate, North Yorkshire, HG1 2NH

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This spectacular detached property of individual design located in a highly desirable, quiet position within the prestigious Duchy Estate, presents contemporary interiors with exceptional attention to detail including impressive, flexible open plan living space and four/five double bedrooms. NO CHAIN

The property is fronted by a resin driveway in front of the alarmed garage with remote roller shutter door. The slate step approach up to the entrance creates a neatly defined contrast against the rendered exterior of the house, as do the anthracite coloured windows. The accommodation, which has under floor heating to every floor, opens to the magnificent living space. The high specification of incorporated technology is immediately apparent with intelligent lighting and fully zoned media system for control of entertainment throughout the house and outdoor speakers. The living space presents a fitted kitchen of bespoke design with sociable central island bar and integrated Miele & Siemens appliances, formal dining table under a colour changing pendant light fitting and lounging area in front of the living flame fire place. Tri-folding doors open out to the highly private outdoor entertaining space which is also arranged around a Bio Ethanol feature fireplace. There is a separate practical utility room and guest w/c. To the front elevation with views over the Oak Beck woodland through floor to ceiling windows, is a room that is used as a home office but could alternatively be utilised as a guest bedroom

having an en-suite shower room. A uniquely specified open tread steel and glass staircase ascends to the first floor which reveals a luxurious home cinema and fabulous master bedroom with dressing area, stylish en-suite including twin basins and free standing bathtub, and door leading out to the rear sun terrace. The second floor accommodation presents an open landing lounging area which branches to two further well proportioned double bedrooms along with a serving house bathroom with bathtub and separate walk in shower area. The gardens to the rear are terraced with lawn, elevated decked seating area and dedicated children's play area. Electric gated access to the rear opens to a second resin driveway and detached double garage with electric roller shutter door.

Situated within the Duchy Estate which is regarded as one of Harrogate's most sought after addresses, Kent 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
10 minutes by foot



Main Roads
A1M 9.1 Miles



Train
Harrogate 1.6 Miles



Airport
Leeds Bradford 12.5 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band F

Tenure

Freehold