



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	71	54	64

England & Wales EU Directive 2002/91/EC



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 down the hill where Kent Bank 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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9 Kent Bank, Harrogate

£895,000

MYRINGS

Harrogate's Leading Family Estate Agent



A stunning individual contemporary detached family home that offers 5 bedroom accommodation and which occupies a private secluded position on the favoured Duchy estate.

With UPVC leaded double glazing and gas fired central heating the property comprises in brief. Covered portico entrance. Main reception hall with dark wooden flooring, cloaks cupboard and guest wc. Formal living room with a feature fireplace and recessed gas fire and ceiling cornice. Dining room with dark wooden floors, by-folding doors leading out onto the rear gardens. Inner hall with further by-folding doors to the gardens. Study. Modern white high gloss breakfast kitchen with light granite work surfaces, integrated appliances and central island. Recessed glass shelving to alcove. By-folding doors to the rear gardens. This room extends into a family room with a feature glass atrium roof light. By folding doors to the gardens. Utility room. First floor landing, master bedroom one with dressing room and en-suite bathroom. Three further bedrooms with wardrobes and a house bathroom. Second floor with a fifth bedroom with

wardrobes, eaves storage and en-suite. Outside to the front of the house there is a block set drive approached via double stone pillared gates. Garage. Rear decked sun terrace ideal for garden furniture and entertaining. Family lawned gardens with stocked borders. Pizza oven. Timber steps rising up to a feature elevated sun terrace with distant aspects.

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 G

Tenure

Freehold