



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 84 can be found on the right hand side.



Apartment 2, 84 Duchy Road, Harrogate

£645,000

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

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A stunning 4 bedroom first floor duplex apartment being only one of two substantial dwellings within this handsome Victorian residence this property has been tastefully refurbished in recent years by the present owners and features an impressive living kitchen with central island, two luxurious bathrooms, many period features and the sole use of the extensive 100 foot rear mature gardens, ample parking a single garage.

With sash windows and gas fired central heating the property comprises in brief. Communal entrance porch, private first floor landing with a useful cloaks cupboard, sitting room with a modern fireplace and a recessed stove, bespoke hand painted book shelving and cupboards to the chimney breast. Ceiling cornice and picture rail. Impressive living kitchen with a recessed range cooker, central island with white marble works surfaces and breakfast bar and integrated appliances. Elevated views across the front gardens and a feature corner booth/dining area. Bedroom four/study with fitted cupboards/wardrobes. House bathroom with a free standing bath and a separate walk in shower finished in white Carrera

style tiling. Second floor landing, three bedrooms all with fitted cupboards and wardrobes with a further house shower room finished in white porcelain tiling and a separate wc. Outside there is a side driveway leading to a single garage, fabulous mature lawned gardens of some size with stocked borders, hedged boundaries and flagged patio areas. Through central trellising to a children's play area.

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
All high quality fixtures and fittings are to be negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band E

Tenure
Leasehold