



## Kent Road, Harrogate, HG1 2EU

- Located in the highly desirable Duchy area of Harrogate
- Positioned on Kent Road in a sought-after residential setting
- Large lounge flowing seamlessly into the kitchen and dining area
- Bedroom two featuring a mezzanine level above
- Early viewing highly recommended
- Charming three-bedroom, two-bathroom detached bungalow
- Spacious driveway providing parking for two vehicles
- Separate utility room for added practicality
- Private rear garden, with potential to extend (STPP)
- Council Tax Band F

**Guide Price £675,000**

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# Kent Road, Harrogate, HG1 2EU

## DESCRIPTION

Situated in the highly desirable Duchy area of Harrogate, this charming three-bedroom, two-bathroom detached bungalow on Kent Road offers a perfect blend of comfort and potential. The property boasts a spacious driveway, providing parking for two vehicles, ensuring convenience for you and your guests.

Upon entering, you are welcomed into a generous hall, leading you into the large lounge area, flowing into the open kitchen and dining area, ideal for family gatherings and entertaining friends. The separate utility room adds practicality to daily living, making chores a breeze.

Bedroom two also benefits from a useful mezzanine level above, currently arranged as a home office, offering a versatile space ideal for remote working, study, or additional storage.

The private garden at the rear of the property presents a wonderful outdoor retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

With its prime location and well-thought-out layout, this bungalow is an excellent opportunity for families or those looking to downsize without compromising on space. Don't miss the chance to make this delightful property your new home.

EPC

Energy rating C

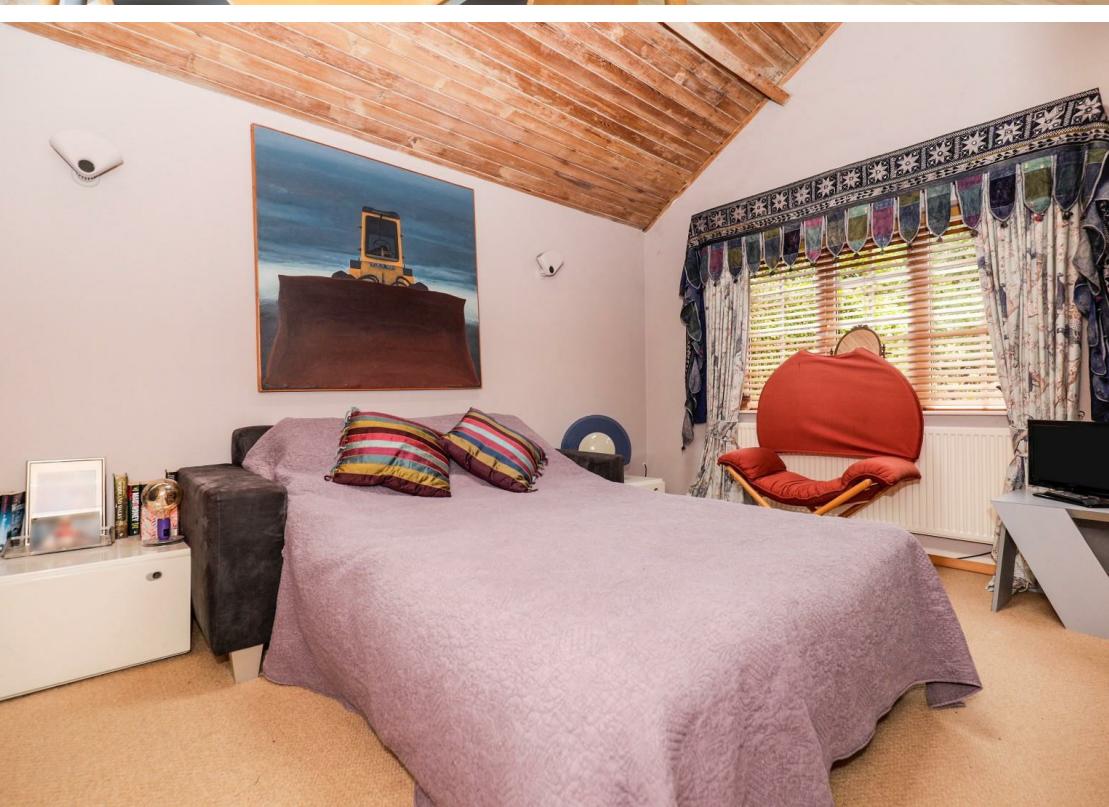
This property produces 5.0 tonnes of CO<sub>2</sub>

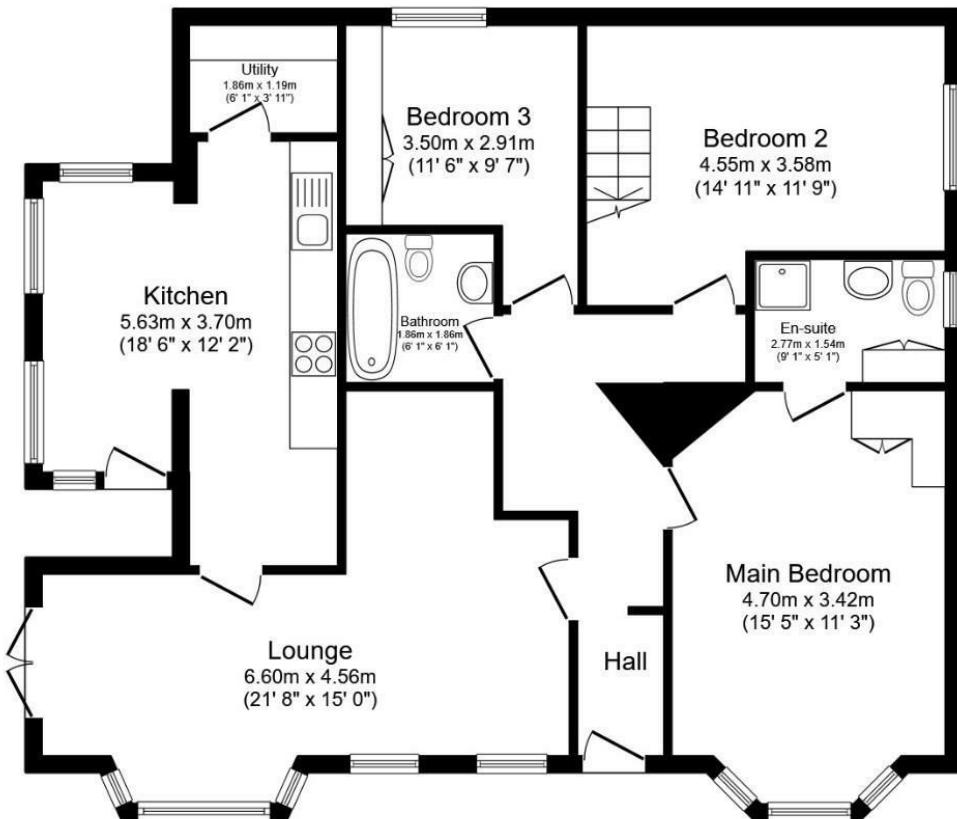
Material Information - Harrogate

Tenure Type: Freehold

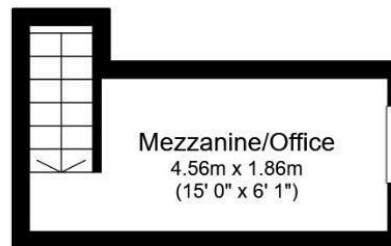
Council Tax Banding: F







**Ground Floor**



**First Floor**

**Total floor area 108.5 sq.m. (1,168 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

#### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
EU Directive 2002/91/EC			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.