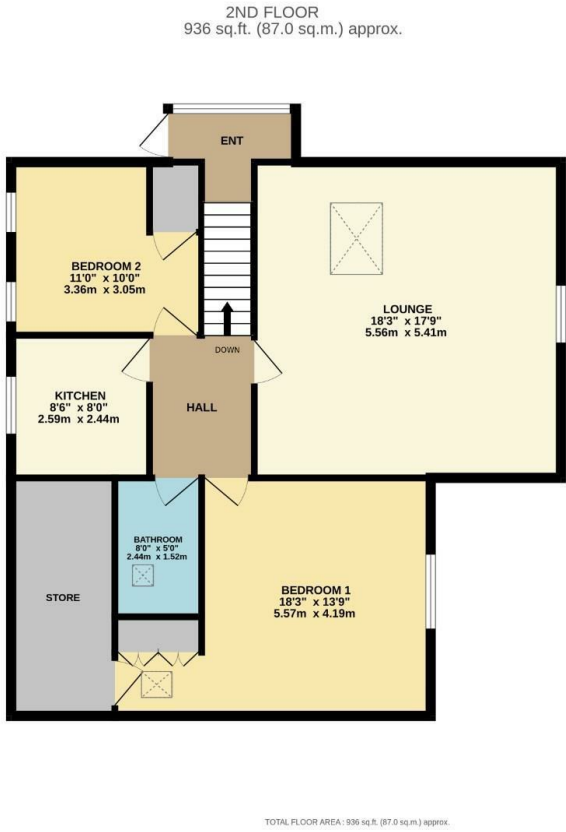
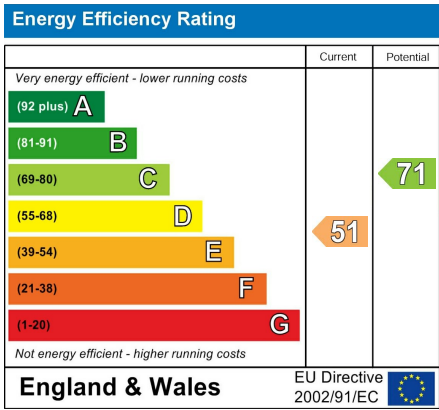


Floor Plan



Energy Performance Certificate



Directions

When leaving Harrogate via Ripon Road turn left onto Duchy Road where the property can be found on the right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Leasehold - Share of Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£275,000

Flat 3, 34 Duchy Road, Harrogate, HG1 2ER

2 Bedroom Apartment - Conversion

A beautifully presented and recently renovated top floor two bedroomed apartment offering spacious and stylish living accommodation throughout and with two allocated parking spaces and benefitting from a superb location in the ever popular Duchy area within walking distance of Harrogate and its transport links and wide range amenities. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With a newly installed gas central heating boiler the living accommodation comprises; an external communal stone staircase leading to the communal entrance which leads to the communal hallway (shared with one other property) and then to the private entrance door. Private entrance hall with stairs leading up to the landing, spacious lounge with space for a dining area and has pleasant tree top views to the front, a modern kitchen with a brand new fitted units with integrated appliances which include; AEG induction hob with extractor fan above, AEG single oven, slimline dishwasher, fridge freezer. Master bedroom with a dressing area with built in wardrobes and a door leading into a large eaves storage area which houses the gas central heating boiler. Second double bedroom with a build in storage cupboard/wardrobe space and a modern house bathroom with shower over the bath, w/c and hand basin with storage below.

Outside the property benefits from two allocated parking spaces offering off street parking for two vehicles and there is also unrestricted on street parking to the front of the property.

A Harrogate road has been named one of the UK's best streets to live on.

Harrogate's Duchy Road has been included on The Daily Mail's list of 30 - one of just two in the area.

They consulted "veteran" estate agents to compile their "ultimate guide."

Duchy Road, which has an average house price of £1.5million, has been praised for its period buildings, St Wilfred's Church and location.

Experts curated their 30-street list based on factors including good wifi, transport services and pavement size.

The Daily Mail wrote:

“Flanked by the prestigious Brankenfield School, Harrogate Ladies College and the Grade I Listed St Wilfred's Church, homes on Duchy Road are either multi-million pound properties standing in expansive grounds or luxury apartments in converted period buildings.”

