



## 76 Duchy Road, Harrogate, North Yorkshire, HG1 2HA

A substantial & well-appointed stone-built period home providing spacious accommodation over four floors of some 3250sqft, blending period charm with contemporary family living. It is positioned on the prestigious Duchy conservation area of the town which offers exclusivity yet is convenient for the town centre.



## 76 Duchy Road, Harrogate, North Yorkshire, HG1 2HA

Harrogate 1 mile, Leeds 16 miles, A1(M) 9 miles (all distances approximate)

**Guide Price: £1,750,000**

- Substantial period family home of approximately 3250sqft.
- Contemporary family living with traditional charm.
- 4 receptions, 5 beds and 2 baths.
- Exclusive Duchy residential area of the town.
- Close to the town centre, the Valley Gardens and excellent schools.



## General remarks

### THE PROPERTY

The property retains much of its period splendour which includes beautifully proportioned rooms which are flooded with light creating a feeling of space and grandeur, whilst the ground floor has been altered to create a wonderful open plan family living space which includes a formal dining area, a comfortable seating area and a fully equipped kitchen with bi-fold doors opening directly to the level rear garden which is ideal for alfresco entertaining.

The ground floor is approached through a covered entrance porch leading to the reception hall with leaded stained glass windows and door which then in turn gives access to the drawing room with study area and a sitting/music room, each having feature fireplaces, wall panelling stained and leaded windows and ornate ceiling plasterwork. A staircase then leads down to the lower ground floor where you find the more informal family living area which includes a dining, sitting and kitchen areas. There is also a utility room and cloakroom. To the first floor, there are three

double bedrooms and a house bathroom with two further bedrooms and a house bathroom on the second floor.

### OUTSIDE

The property is set back from the road behind double gates and a mature hedge where you will find a south facing lawned garden at the front with a paved patio area and a private gated parking area. To the rear, there is a private sunny enclosed garden with raised borders.

### LOCATION

76 Duchy Road occupies a prominent position on this prime residential road in a conversation area well known for its individual and exclusive homes that are close to both the Valley Gardens and Pinewoods. It is also convenient for walking into Harrogate town centre which offers an excellent and varied range of shopping and recreational facilities including a train station providing regular services to mainline stations at York and Leeds. For the commuter, it is well positioned for accessing the surrounding commercial centres of North & West Yorkshire and Leeds Bradford airport approximately 13 miles away.


## 76 Duchy Road, Harrogate, HG1 2HA

Approximate Gross Internal Area  
 Garden Level = 898 sq ft / 83.4 sq m  
 Ground Floor = 920 sq ft / 85.5 sq m  
 First Floor = 781 sq ft / 72.6 sq m  
 Second Floor = 658 sq ft / 61.1 sq m  
 Total = 3257 sq ft / 302.6 sq m

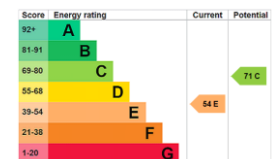


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## Directions

Postcode: HG1 2HA

what3words: /// crew.doors.clocks

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold
- Mains gas, electric, water & drainage
- Private parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Please note the property enjoys vehicular access to the side via a shared private access road.



## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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### Contact us



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