



2 Bedroom Apartment

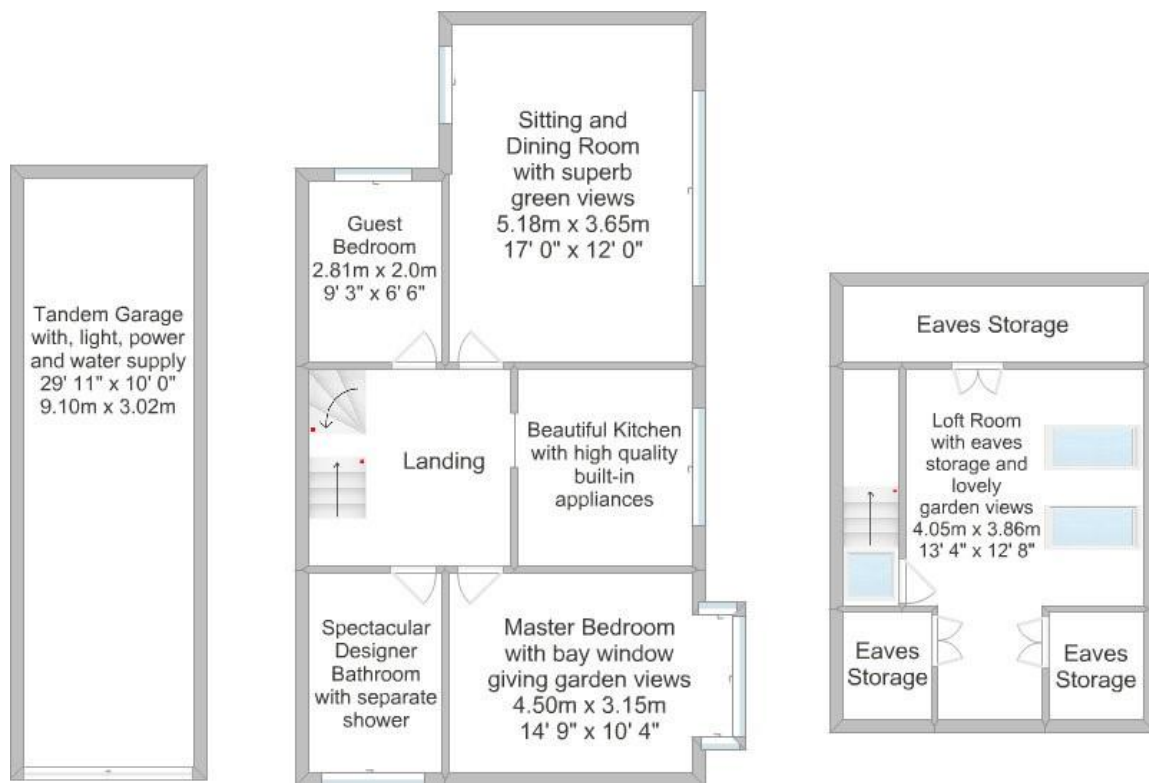
Offers around £300,000

4, Grantley Court, Kent Road

Harrogate, HG1 2ET



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Surrounded by the lush green gardens of 'The Duchy', this apartment's location is hard to match. Tree-lined avenues lead out from the town to the glorious Yorkshire countryside, with little traffic to spoil the peace and quiet.

Grantley Court is a modern building of four apartments, set in elevated private grounds, well back from Kent Road, with allocated parking and a large tandem garage adjacent to well-maintained communal gardens.

The apartment has been vastly improved by the current owner, with the addition of a loft room, a lovely kitchen with integrated appliances, and an elegant bathroom, complete with free-standing bath and separate shower. The quality of finish is excellent, and there has been exceptional attention to detail. The decor and flooring is all recent, and is in tasteful neutral tones, creating elegant living spaces in which to unwind and take in the views. The large picture window in the main living and dining area provides an almost panoramic outlook over trees and gardens, making this a very calm and relaxing spot to come home to. The room layout is flexible, with opportunities for a home office, three bedroom scheme or other use to suit the requirements of the new owners.

4 Grantley Court is a comfortable and welcoming home in an outstanding location, and will attract a lot of interest. Call today to book your appointment to view.

Surroundings

Grantley Court is situated in the Duchy area, frequently voted one of the best locations to live in the entire country, with Harrogate town centre a short walk away and beautiful countryside at the end of the road. The centre of Harrogate benefits from a wide range of shops, restaurants and entertainments, and Kent Road is well-placed for leisure activities, including two gyms/swimming pools, a golf club and other sporting facilities within a few minutes' walk. For commuters there is good access by car or public transport towards Leeds, York Ripon and Skipton.

Services

The property is connected to mains gas, electricity, water and drainage. Broadband internet is available, with speeds of up to 76 Mb. The property is leasehold, with a maintenance agreement in place for the upkeep of the building and the grounds.

Directions

From Harrogate town centre take the A61 West Park past Betty's Tearooms and down Parliament Street. Continue through the traffic lights onto Ripon Road and over the brow of the hill. Turn left onto Kent Road and follow the road until you reach our For Sale sign on the left side. A member of our staff will be there to meet you.

Energy Efficiency Rating: C

Tenure: Leasehold

Council Tax Banding: C (£1479 p.a.)

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