



71 Kings Road, Harrogate, HG1 5HP
£625,000



Description

The most impressive five-bedroom townhouse offering spacious and flexible accommodation arranged over four floors. The property has undergone a full program of modernisation and cleverly combines original period features with stylish modern additions.

The accommodation which benefits from gas fired central heating and sealed unit double glazing briefly comprises: Entrance vestibule and hall, sitting room, dining room and breakfast kitchen.

On the lower ground floors are a series of rooms suitable for a variety of uses and incorporating a utility room and WC. Arranged over the first and second floor are five bedrooms and the most spacious house bathroom with also a separate WC.

There are courtyard style gardens to both the front and rear the rear of the property, the rear area has an electrically operated gate and is suitable for parking for numerous cars.





Location

Kings Road supports an excellent range of amenities which cater for most daily needs but for those requiring a wider range of services in amenities the town centre of Harrogate is within walking distance.

Due to the central location the property will appeal to a wide variety of purchasers including the commuter as easy access can be gained to the larger cities within the area by both road and rail. There is excellent schooling within walking distance for all age groups.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band F.

Directions

From our offices on Raglan Street, proceed to Parliament Street and turn right. Proceed to the traffic lights, turn right on to Kings Road and pass the Conference Centre on your left hand side, the property is on the left hand side just as you pass Grove road.

Details Produced

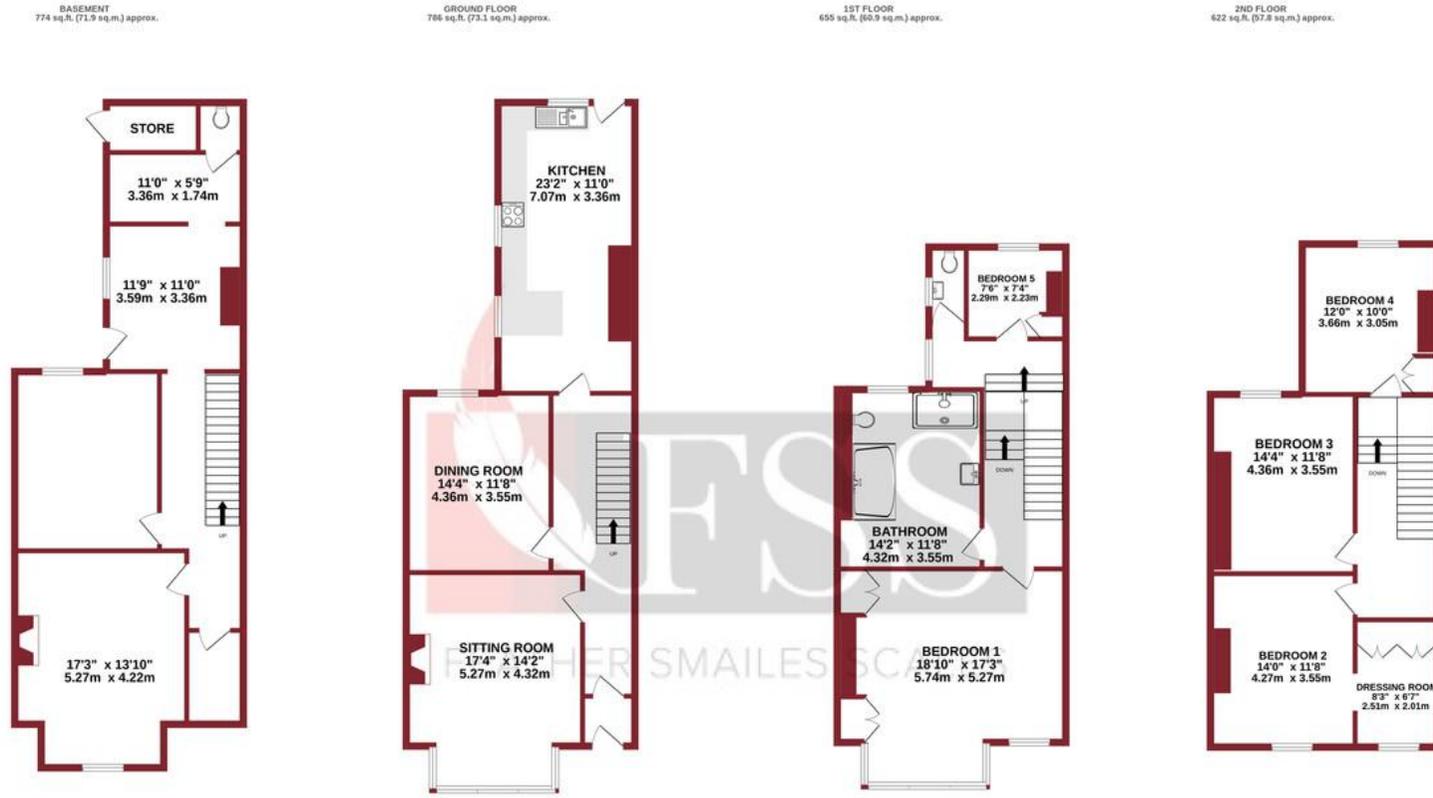
15th February 2022.











TOTAL FLOOR AREA : 2838 sq.ft. (263.7 sq.m.) approx.
 Made with Metropix ©2022

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fsspproperty.co.uk
sales@fsspproperty.co.uk
 8 Raglan Street, Harrogate,
 North Yorkshire, HG1 1LE