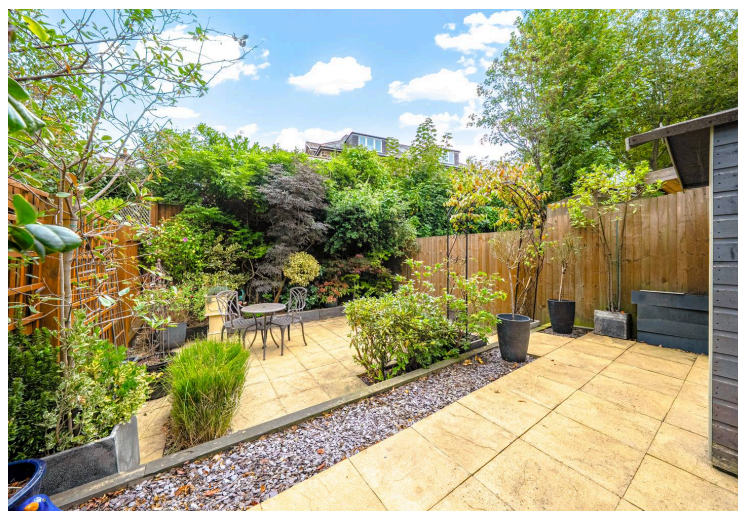




12 Connaught Court, Harrogate
£650,000



**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



A beautifully presented four-bedroom stone-built townhouse occupying a delightful end-of-cul-de-sac position within Harrogate's prestigious Duchy estate. Offering stylish and exceptionally well-appointed accommodation arranged over three floors, this impressive home combines generous living space with an attractive landscaped garden and allocated parking, all within easy walking distance of Harrogate town centre.

The property has been thoughtfully designed for modern family living, with a stunning dining kitchen opening directly onto the garden, a separate sitting room and four well-proportioned bedrooms, including a principal bedroom with en suite facilities. The peaceful setting is a particular attraction, enjoying all the benefits of the highly regarded Duchy estate whilst remaining just a short stroll from Harrogate's excellent shops, restaurants, cafés, bars and transport links. The property is offered for sale with no onward chain.

OUTSIDE

To the rear is a particularly attractive enclosed garden, thoughtfully landscaped with paved sitting and entertaining areas and mature, well-stocked planted borders, creating a delightful and private outdoor space. There is also a summerhouse-style timber garden shed providing useful additional storage. The property benefits from an allocated off-road parking space together with unrestricted on-street parking within the development.

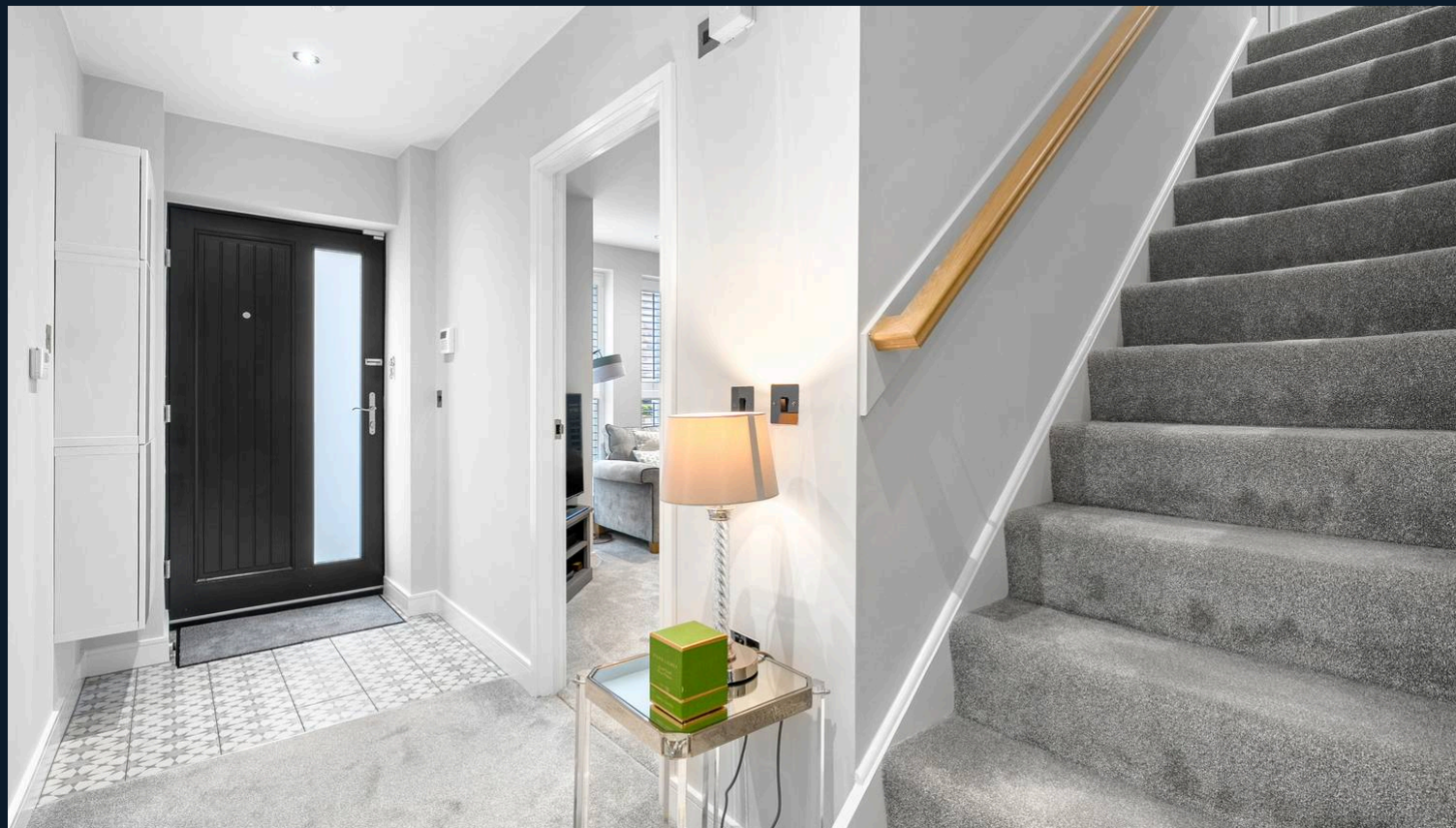
AGENT'S NOTE

The property is offered for sale with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR

The sitting room is an elegant reception room featuring a bay window to the front with fitted shutters, creating a light and welcoming living space. A particular feature of the property is the stunning dining kitchen, providing an excellent setting for both everyday family life and entertaining. There is a dining area with glazed doors opening directly onto the rear garden, allowing the living space to flow naturally outside during the warmer months.

The kitchen is beautifully appointed with a stylish range of contemporary wall and base units and a comprehensive selection of integrated appliances including a gas hob, double oven, dishwasher, washing machine and fridge / freezer. There is also a useful downstairs cloakroom fitted with a WC and washbasin.

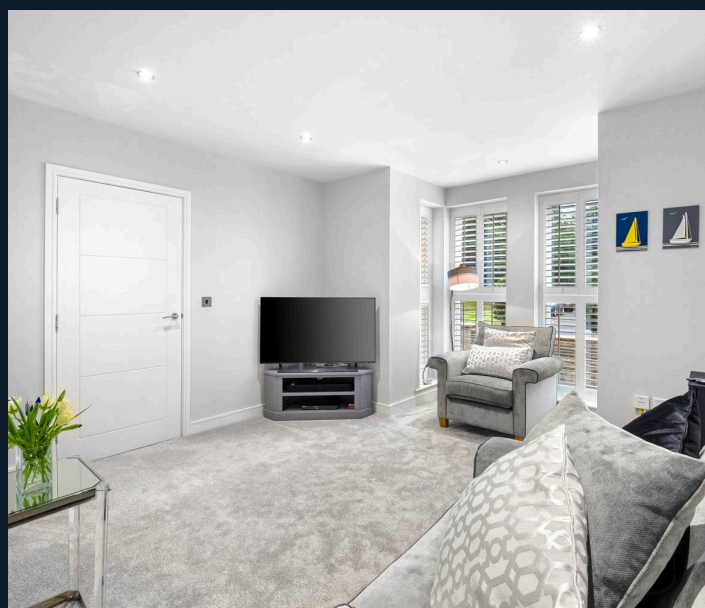
FIRST FLOOR

There are two bedrooms on the first floor. The principal bedroom is a particularly attractive room with a bay window and fitted shutters and benefits from a contemporary en-suite shower room fitted with a white suite comprising a WC, washbasin and shower.

The second bedroom is also well proportioned. The accommodation on this floor is completed by a modern family bathroom fitted with a WC, washbasin and bath with shower above.

SECOND FLOOR

The second floor provides two further bedrooms, creating excellent flexibility for family members, guests or those requiring space to work from home.





Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.