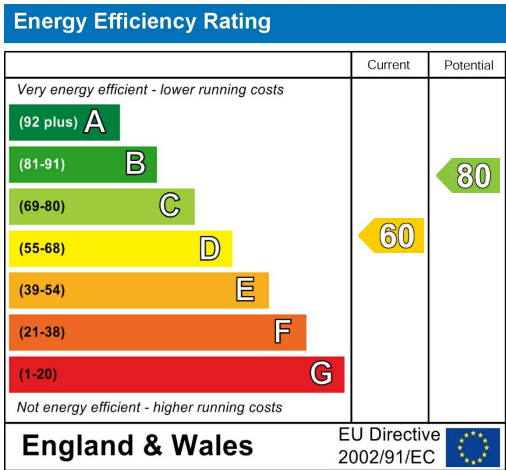


Floor Plan



Energy Performance Certificates



Directions

Proceed out of Harrogate down Parliament Street and onto Ripon Road past the Cairn Hotel and turn left onto Duchy Road. Continue along Duchy Road and Twin Trees (no.88) is on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band G Tenure 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 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.



£1,575,000

Twin Trees, 88 Duchy Road, Harrogate, HG1 2HA

6 Bedroom House - Semi-Detached

MORE IMAGES TO FOLLOW
A stunningly presented six bedroomed semi-detached family home offering spacious living accommodation over four floors, which has been beautifully refurbished with original and characterful features throughout, benefitting from fantastic professionally landscaped gardens and a superb location close to Harrogate's town center. INTERNAL INSPECTION IS STRONGLY RECOMMENDED.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazing the living accommodation comprises entrance porch, downstairs w/c, entrance hall, sitting room which is currently used as a formal dining room with bay window and original fireplace, a stunning Jeremy Wood kitchen including integrated appliances, bespoke hand made and hand painted kitchen units, induction hob, double oven, warming draw, open plan living area with another feature fireplace and bay window. From the kitchen's dining area there are double doors leading out onto the veranda overlooking the large rear gardens.

On the first floor the landing leads to three double bedrooms, one with ensuite shower room with walk in shower, w/c and a hand basin. There is also a house bathroom with a separate bath, walk-in shower, hand basin and w/c.

On the second floor which is currently used as

a whole master suite includes, lounge area, dressing room with bespoke fitted wardrobes and original fireplace, master bedroom with another original fireplace and a stunning master bathroom with copper roll top bath, walk in shower room, w/c, hand basin with storage units.

The lower ground floor offers additional living accommodation which could also be used as separate accommodation for guests, dependant relatives or teenagers. This includes a hallway with internal stairs leading up to the ground floor entrance hall, lounge with gas fireplace, kitchen, master bedroom, second single bedroom or dressing room, utility area and shower room with walk in shower, w/c and hand basin.

On the ground floor from the kitchen of the main house there are double doors leading onto a stunning veranda which is fully covered by a bespoke steel and glass canopy in

keeping with the Victorian era. The fully tiled veranda and stairs have in-built lighting that leads down to the rear garden.

Outside to the front of the property are electric cast iron gates which lead to the professionally landscaped front gardens and the driveway leading down the side of the property though a second set of electric gates. These provide extra security and lead to the parking spaces and the garage, which was the original coach house and stable.

The coach house and stable offers plenty of potential for many uses and conversion subject to local planning permissions.

The rear garden which has been professionally landscaped includes a large lawn, patio area with outdoor lighting, well stocked flower beds including fresh herbs and fruit trees. There is a seating area towards the rear with a pergola and climbing Wisteria creating a fantastic peaceful seating area which beyond there is

another lawn and large flower beds.

The property benefits from a superb location within the ever popular Duchy area of Harrogate within walking distance to the town centre and it's wide range of local amenities, transport links, schools, Valley Gardens, bars and restaurants.

