



9 Kingsway Drive  
Harrogate

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A handsome Edwardian style period family home featuring spacious and stylishly modernised accommodation.

A superb three-bedroom property that features a wealth of wooden flooring across the ground and upper floors. The whole combines to provide an appealing and practical family and entertaining environment. It has private off-street parking for multiple cars and is located at the heart of Harrogate and positioned on a quiet residential street within easy reach of the town centre amenities.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**OUTBUILDING WITH OFFICE**



**GARDEN WITH DECKING AREA**



**FREEHOLD**



**PRIME CENTRAL LOCATION**



**1,455 SQ. FT  
135.2 SQ. M**



**GUIDE PRICE  
£599,950**



### The property

9 Kingsway Drive is a generously proportioned and attractive red brick semi-detached period family home that offers 1,455 sq. ft of flexible accommodation arranged over two floors. It has been sensitively modernised to combine modern quality fixtures and fittings, whilst retaining original period features including high ceilings with fine cornicing and original fireplaces.

Configured to provide a practical and engaging family and entertaining space, the ground floor accommodation flows from a useful porch with feature arched doors with opaque stained-glass insets and exposed brick walls. A full-height Crittall style glazed door opens into a welcoming reception hall with under stair storage and modern cloakroom. This leads to an impressive living room with front aspect bay window that floods the room with natural light and features a cast iron open fireplace.

The extensive open kitchen/dining room has a range of bespoke contemporary wall and base units in a forest green that includes a breakfast bar, wooden worktops and modern integrated appliances, including a wine chiller. The dining area has ample space for a good-sized dining table and chairs with a rear aspect bay window with full-height glazing incorporating French doors to the raised decking area. A door to the side aspect gives easy access to the utility room and garden office.

An original oak staircase rises from the reception hall to the first floor which provides a sizable rear aspect principal bedroom with a large bay window overlooking the rear garden and feature cast iron fireplace. To the front of the property is a second bedroom of equal proportions and with large bay window and a smaller third bedroom. A contemporary family bathroom with twin sinks and a separate neighbouring W.C. completes the facilities.



## Outside

Set behind low-level walling, with a low maintenance paved front garden and having plenty of kerb appeal, the property is approached over a side driveway providing private parking for multiple vehicles with an EV charging point. Double wooden gates lead to a rear aspect outbuilding, converted from a garage and now comprising a fitted utility room/store and a vaulted garden office with wooden flooring and full-height glazing overlooking the garden, a sky lantern and bi-fold doors. The enclosed garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a raised decking terrace just off the dining room, the whole ideal for entertaining and al fresco dining.

## Nearby Stations

- Harrogate
- Hornbeam Park
- Starbeck

## Nearby Schools

- St. Peter's CofE Primary School
- St. Aidan's CofE High School
- Western Primary School
- Harrogate High School
- Oatlands Infant School
- Harrogate Ladies' College
- Harrogate Grammar School

## Key Locations

- Bettys Café Tea Rooms
- Royal Pump Room Museum
- The Turkish Baths Harrogate
- Rudding Park Spa
- RHS Garden Harlow Carr
- Brimham Rocks
- Nidderdale National Landscape
- Yorkshire Dales National Landscape
- Howardian Hills National Landscape



## Location

The property is situated in the heart of the historic spa town of Harrogate and positioned on a quiet residential street within easy reach of the town centre amenities. Harrogate, also known as a shopping mecca, benefits from a shopping centre, an arcade and a wide range of independent retailers as well as the larger supermarkets. The world-renowned Bettys Café Tea Rooms is a wonderful, relaxed setting offering one of the best spots from which to enjoy the beauty of the town's surroundings. Harrogate's spa tradition still flourishes, as does its popularity as a base from which to explore the Yorkshire Dales.

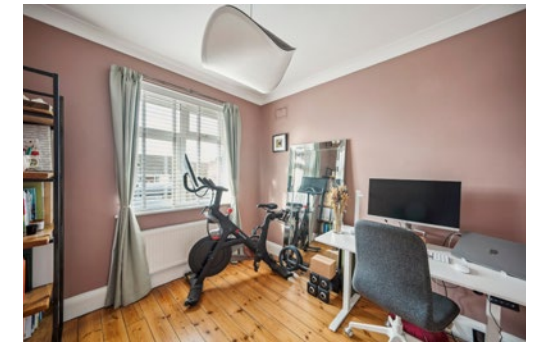
Harrogate's sporting amenities include cricket, tennis, rugby and squash clubs as well as Harrogate Town FC and five golf courses within a short drive of the property. The Harrogate rural district also includes the medieval cathedral city of Ripon, Yorkshire's smallest city. Centred around a large market square that comes alive with stalls

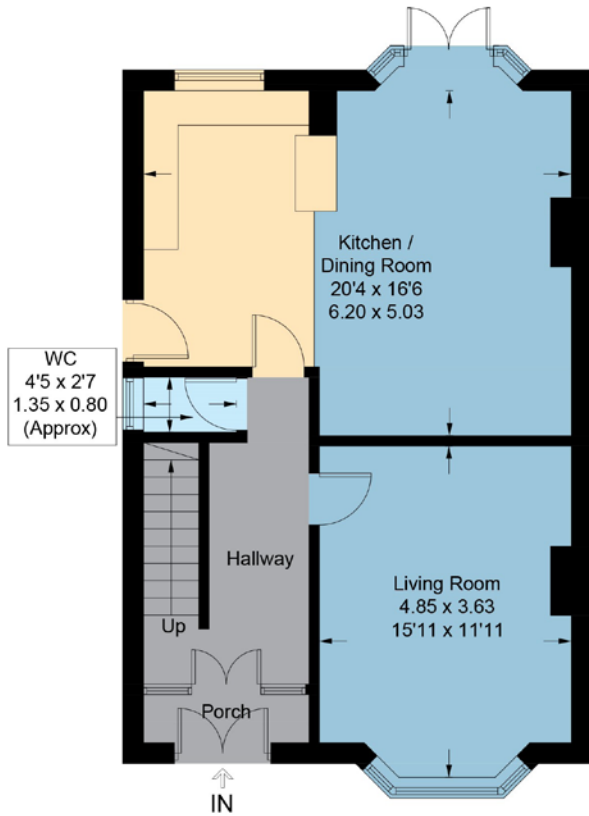
every Thursday and is situated on the edge of the Nidderdale National Landscape. Communications links are excellent: the nearby A1(M) (Jct. 47 7.9 miles) gives easy access to both the north and south of the country, as do the excellent links from Harrogate train station which offers regular services to major regional centres and London Kings Cross in around three hours.

The area offers a wide range of state primary, secondary and grammar schools, and a good selection of independent schools including Harrogate Ladies' College, Brackenfield, Ashville College, Belmont Grosvenor, Gateways and The Grammar School at Leeds.

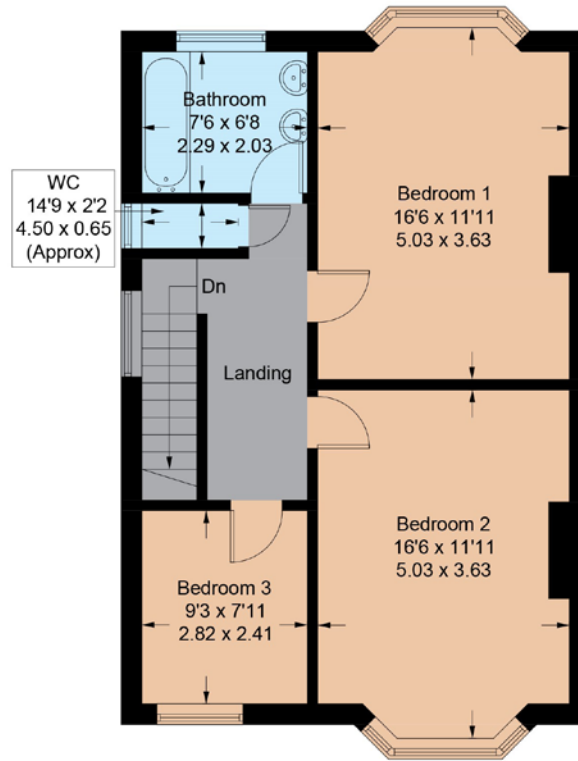
## Distances

- Harrogate train station 0.3 mile
- Ripon 12.0 miles
- Leeds Bradford Airport 12.3 miles
- Leeds 15.7 miles
- York 22.5 miles

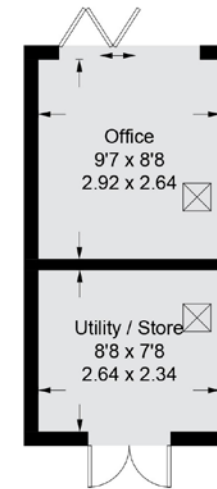




**Ground Floor**  
60.7 sq m / 653 sq ft



**First Floor**  
60.2 sq m / 648 sq ft



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1175121)

## Floorplans

Approximate Gross Internal Area 1,301 sq. ft (120.9 sq. m)

Outbuilding 154 sq. ft (14.3 sq. m)

Total 1,455 sq. ft (135.2 sq. m)

For identification purposes only.

## Directions

HG1 5NJ

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## General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

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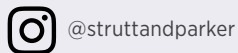
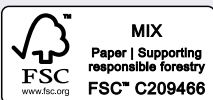
## Harrogate

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