



VERITY
FREARSON

LEADHALL LANE, HARROGATE, HG2 9NW

OFFERS OVER £1,500,000

LEADHALL LANE,

Harrogate, HG2 9NW

A stunning six-bedroom detached family home which has been extensively remodelled to now offer the perfect mix of flexible accommodation.

Built in the 1930s, the property now offers generous and stylish accommodation arranged over three levels extending to over 3,700 sq ft. To the rear the property affords attractive gardens with the advantage of a separate studio / annexe. There is a back entrance from garden.

Located to the south side of Harrogate, the property enjoys a fashionable position to the south side of Harrogate, close to excellent local schooling, M&S Food Hall, Hornbeam Park railway station and is well placed for daily commuting to Yorkshire's principal districts. No chain.



5 Reception Rooms

6 Bedrooms · 5 Bathrooms

Off-Road Parking · Private Garden · Annexe







ACCOMMODATION

The home is entered via the welcoming and light reception hall, with its stairs rising to the first floor and store cupboard beneath. The two bright front-facing rooms with their large bay windows, high ceilings and multiple additional aspects are currently being used as a useful study with feature fireplace and a music room, with double doors flowing naturally onto the stunning open plan family area. This L-shaped space is comprised of a games area, sitting area and a pleasing dining area with a view of the peaceful garden through bi-folding doors, with a further abundance of natural light also provided via the domed skylight above. A useful utility room is easily accessible, whilst the stylish kitchen presents a range of Shaker-style cabinetry and storage solutions, integrated appliances, marble worktops, two ovens, boiling hot water tap, gas hob and a large central island / breakfast bar.

Underfloor heating is in the dining and sitting area. There is convenient access to the attached sky-lit garage, which is currently being utilised as a home gymnasium, with TV connection, with the adjacent cinema room offering an additional space in which to relax. There is also planning permission passed until 2024 to extend the cinema room, should an onward purchaser wish. 20/05175/FUL.

The first-floor landing with its wide picture window and chic glass balustrade branches off onto four well-proportioned bedrooms, two of which enjoy the use of sleek en-suite shower facilities and two of which also benefit from a variety of fitted wardrobes, while a tasteful family bathroom with a built-in television, Bluetooth mirror and Jacuzzi bathtub completes the floor. The second floor is occupied by another sizeable bedroom suite, with exposed timber beams, four

skylights, TV connection, integrated storage and a luxurious en-suite bathroom.

Supplemental accommodation can be found in the studio at the rear of the plot, where there is shower room, kitchen area and a fabulous ancillary accommodation. There is a stipulation over the studio that emphasises the owner cannot rent the studio out for commercial gain. TV connection to the annexe and the gym area.

FLOOR PLAN

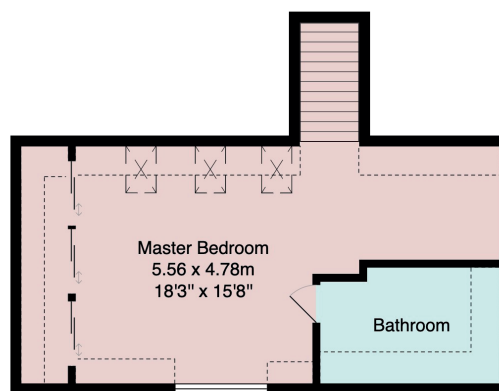


Ground Floor

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.



First Floor



Second Floor

Services

All mains services connected.

Tenure

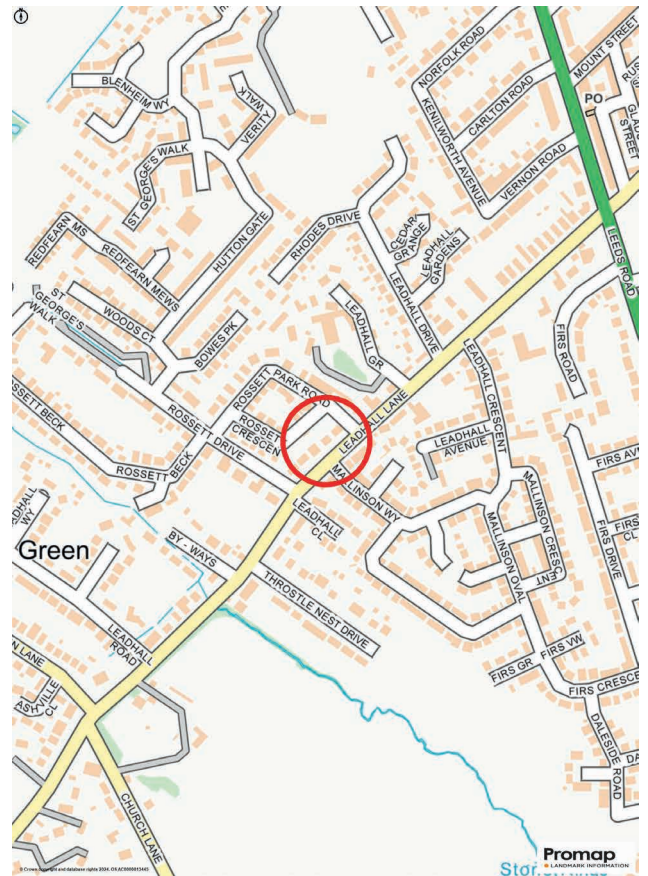
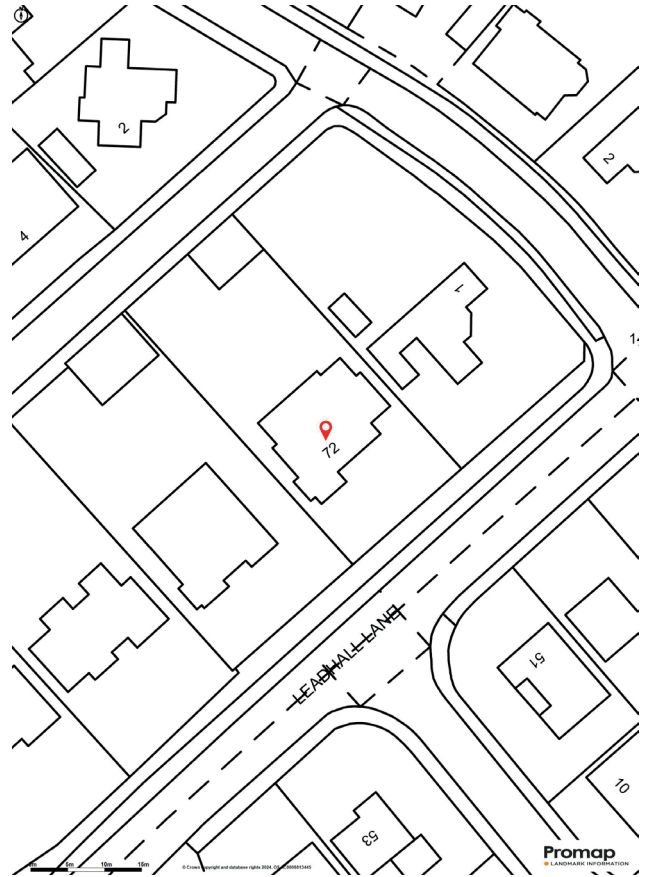
Freehold

Agent's Note

CAT-6 ethernet network throughout the property (including the Annex) for broadband and coaxial cabling to the bedrooms, living rooms and the annexe for TV.

The property has the benefit of a recently refitted roof.

Council Tax Band - G



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92+) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | 63 |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| | 71 |

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk