



VERITY
FREARSON

10 LEADHALL LANE, HARROGATE, HG2 9NE

GUIDE PRICE £750,000

10 LEADHALL LANE,

Harrogate, HG2 9NE

An excellent opportunity to purchase a spacious three-bedroom semi-detached period house with garden and self-contained coach house providing additional accommodation.

This attractive property has been extended to provide stunning living accommodation comprising a stylish open-plan, modern kitchen and living area with glazed sliding doors leading to the garden, together with two additional reception rooms, utility and downstairs WC. Upstairs, there are three double bedrooms and a modern bathroom. There is a self-contained detached coach house located at the bottom of the garden. This versatile space could be used to provide ancillary accommodation with bedroom, en-suite shower room and living area which can be rented out to provide additional income or provide accommodation for a dependent relative. There is also potential to use the space as a work-from-home area, studio or gym etc.

This superb family home provides flexible accommodation and is situated in a popular south Harrogate position, well served by a range of excellent amenities on the doorstep, close to sought-after local schooling and just a short distance from Harrogate town centre.



Main House - 2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

3 Good-Sized Bedrooms · Bathroom

Self-Contained Coach House - Living Area/ Kitchen · Bedroom · Shower Room

Off-Road Parking · Attractive Lawned Garden







ACCOMMODATION

MAIN HOUSE GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window and multi-fuel stove.

DINING ROOM

A further reception room with a wood-burning stove.

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas and glazed sliding doors leading to the garden. The kitchen comprises a range of stylish modern units with island and gas hob, double oven, microwave and integrated dishwasher.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

BEDROOMS

There are three good sized double bedrooms on the first floor with fitted wardrobes and ornamental feature fireplaces.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit, large, walk-in, shower, and bath.

COACH HOUSE

Situated at the end of the garden is a self-contained detached coach house currently providing one-bedroom accommodation with a living area, bedroom and shower room. The property provides useful additional ancillary accommodation to the main house that has potential to be rented and generate additional income, if required. The versatile space could also provide an excellent space to work from home or could be used as a studio or gym if required. Please note, it is not possible to sell the coach house as a separate property.

GROUND FLOOR RECEPTION HALL

With fitted units and worktop. Under-stairs cupboard.

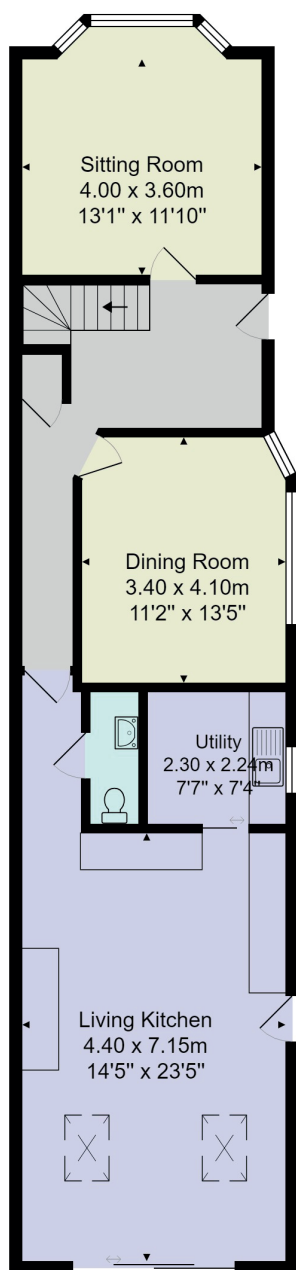
LIVING AREA

A good-sized reception room with window overlooking the garden.

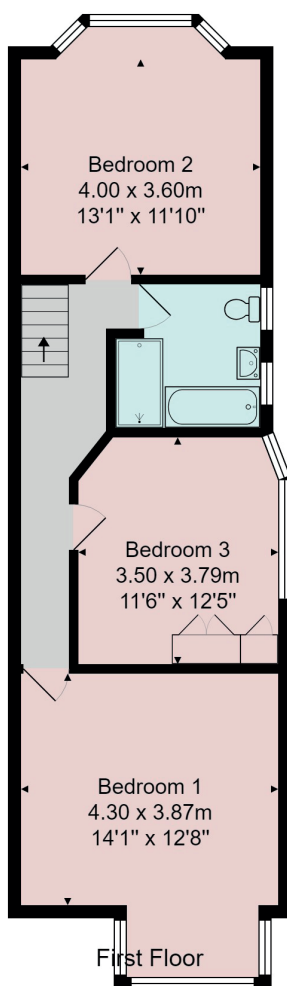
FIRST FLOOR

There is a large bedroom area with en-suite shower room equipped with a modern white suite comprising WC, washbasin and shower.

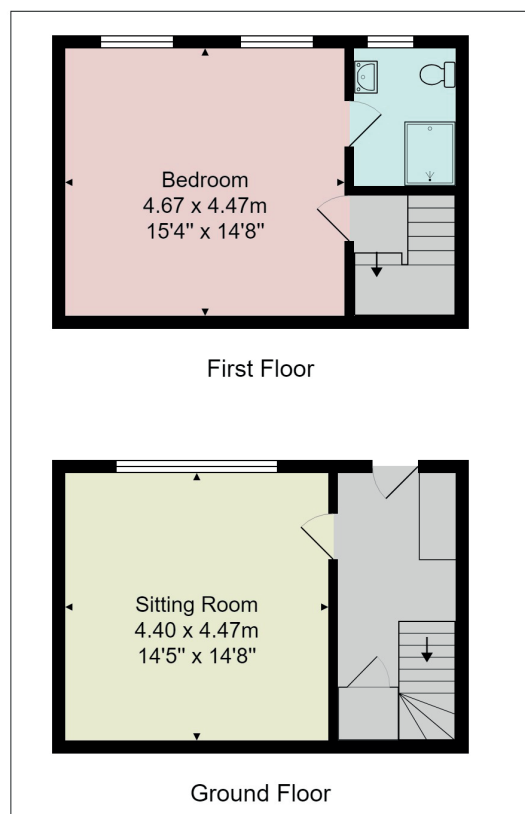
FLOOR PLAN



Ground Floor



First Floor



Adjoining Coach House

Total Area: 208.0 m² ... 2239 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.

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Outside

A drive provides parking. There is an attractive rear garden with lawn, well-stocked, planted borders, greenhouse, shed and paved sitting area.

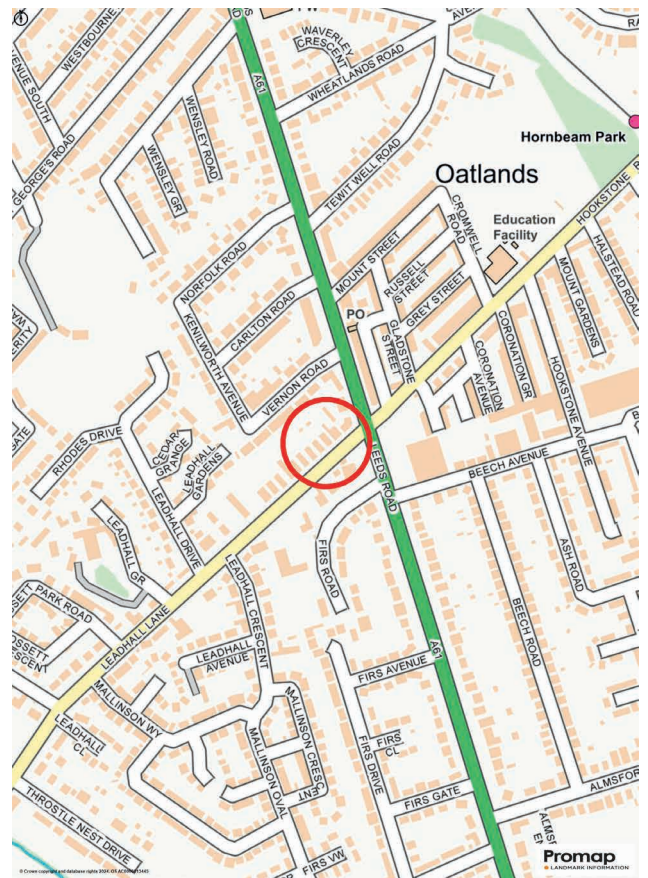
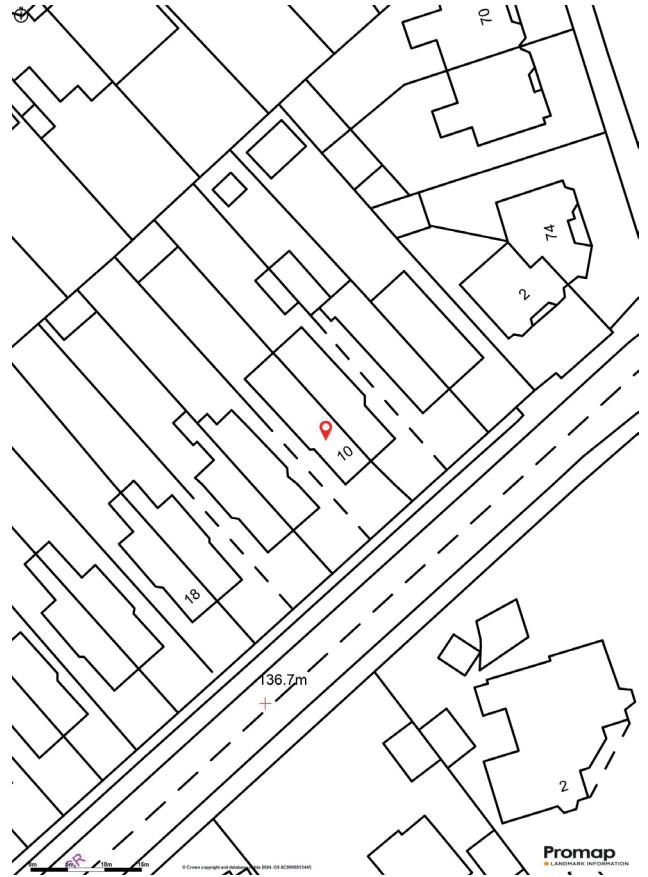
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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