



VERITY
FREARSON

53 LEADHALL LANE, HARROGATE, HG2 9NJ

£589,950

53 LEADHALL LANE,

Harrogate, HG2 9NJ

A beautifully presented four-bedroom detached modern house, situated on an attractive corner plot within this desirable south Harrogate location.

This impressive property provides stunning, recently refurbished accommodation, comprising a large open-plan living area and kitchen, together with separate sitting room and downstairs WC. Upstairs, there are four good-sized bedrooms and a modern bathroom. The property occupies a generous corner plot and is surrounded by attractive lawned gardens with a private rear garden, driveway, parking and double garage.

The property enjoys a very popular and convenient location on the south side of Harrogate, well placed close to arrange amenities, including excellent schools, local shopping parade, Marks & Spencer Food Hall and Hornbeam Park railway station.

The property offers potential for extension over the garage subject to necessary consents.



Reception Room · Living Kitchen · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Double Garage · Private Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

LIVING KITCHEN

A stunning open-plan living area with space for sitting and dining. The kitchen comprises a range of fitted units with range cooker, integrated dishwasher and fridge / freezer.

SITTING ROOM

A reception room with dual aspect overlooking the front garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

LOFT

Boarded loft providing excellent storage.

FLOOR PLAN



Total Area: 143.1 m² ... 1541 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 driveway provides parking and leads to a double garage with electric door, fitted units with worktop and sink and space for washing machine and additional appliances. The property occupies a generous corner plot, surrounded by attractive lawn gardens and a private rear garden with lawn and paved sitting area and outdoor bar.

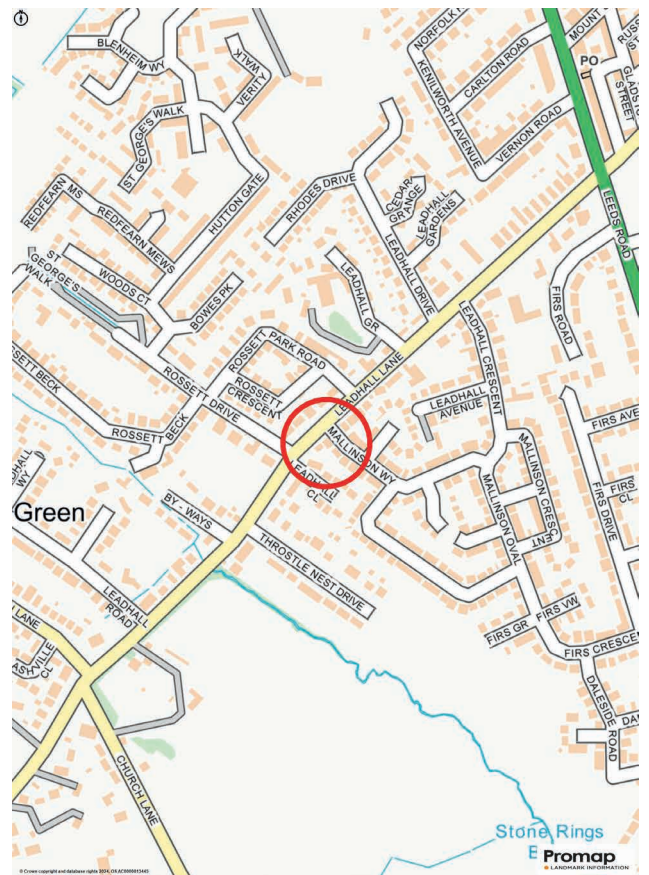
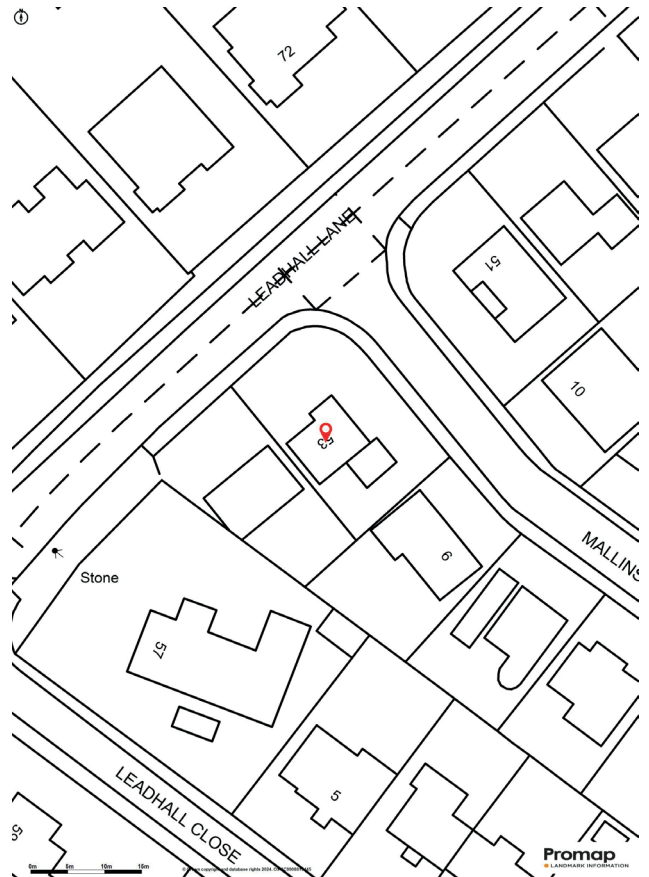
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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