



VERITY  
FREARSON

3A LEADHALL DRIVE, HARROGATE, HG2 9NL

OFFERS OVER £850,000



## 3A LEADHALL DRIVE,

*Harrogate, HG2 9NL*

**A spacious and beautifully presented four-bedroom detached home with very good-sized garden, double garage, situated within this desirable south Harrogate location.**

The property provides well-presented and versatile accommodation, comprising two large reception rooms, a spacious reception hall, a stunning open-plan dining kitchen, utility room and downstairs WC. Upstairs, there are four large bedrooms, an en-suite shower room and a bathroom. The house has very good-sized, attractive gardens surrounding the property, with driveway and double garage.

Leadhall Drive is a fashionable and most convenient residential position to the south side of the town, within walking distance of popular private and secondary schools, including Ashville College, and Harrogate Grammar School, Hornbeam Park railway station and Marks & Spencer's Food Hall. The property is located within just a few minutes' walk from open countryside, whilst being well placed for commuting to Yorkshire's principal business districts.



Sitting Room · Family Room · Dining Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Large Garden











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with feature fireplace and glazed doors leading to the family room.

#### **FAMILY ROOM**

A further good-sized reception room with bay window to rear and patio doors leading to the garden.

#### **DINING KITCHEN**

A stunning open-plan kitchen with space for dining areas and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with granite worktops, island and breakfast bar. Range cooker and integrated dishwasher.

#### **UTILITY ROOM**

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

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom which is of particularly generous proportions with dressing area and en-suite shower room.

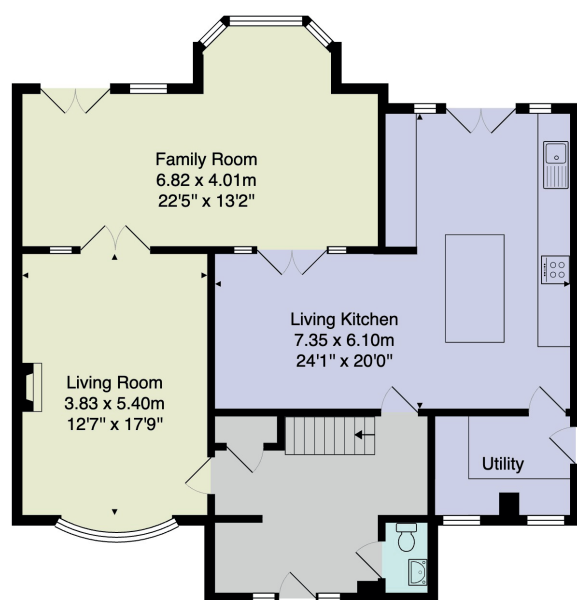
#### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower. Heated towel rail.

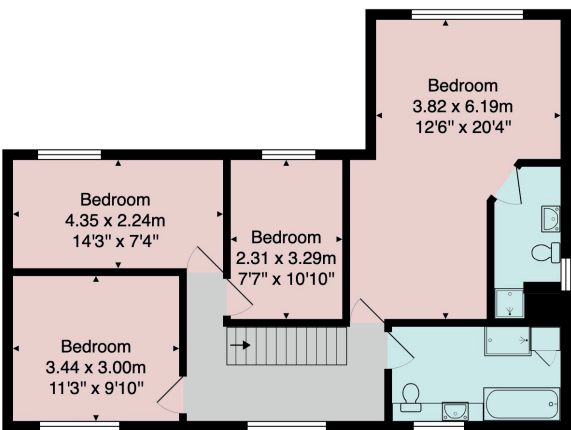
#### **BATHROOM**

A white modern suite comprising WC, washbasin, bath and shower. Heated towel rail. Boiler cupboard.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 174.6 m<sup>2</sup> ... 1880 ft<sup>2</sup>  
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 generous drive provides ample parking and provides access to a large double garage with light, power, and electric door. There is a good-sized garden with lawn, and various paved and decked sitting areas, including a covered outdoor sitting space.

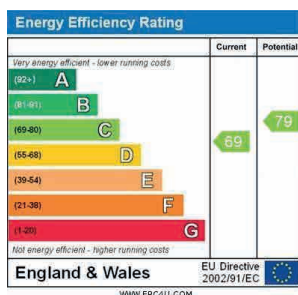
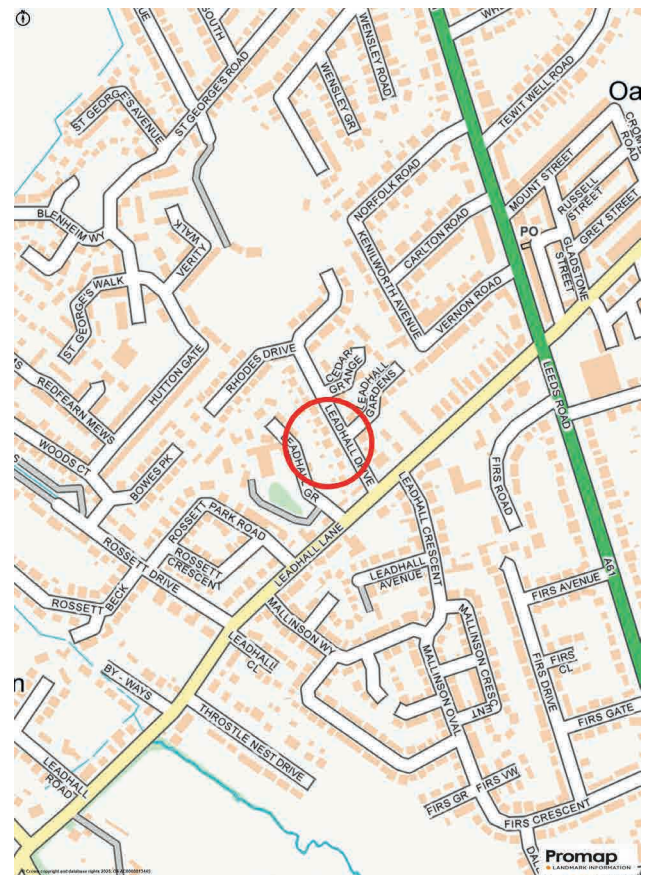
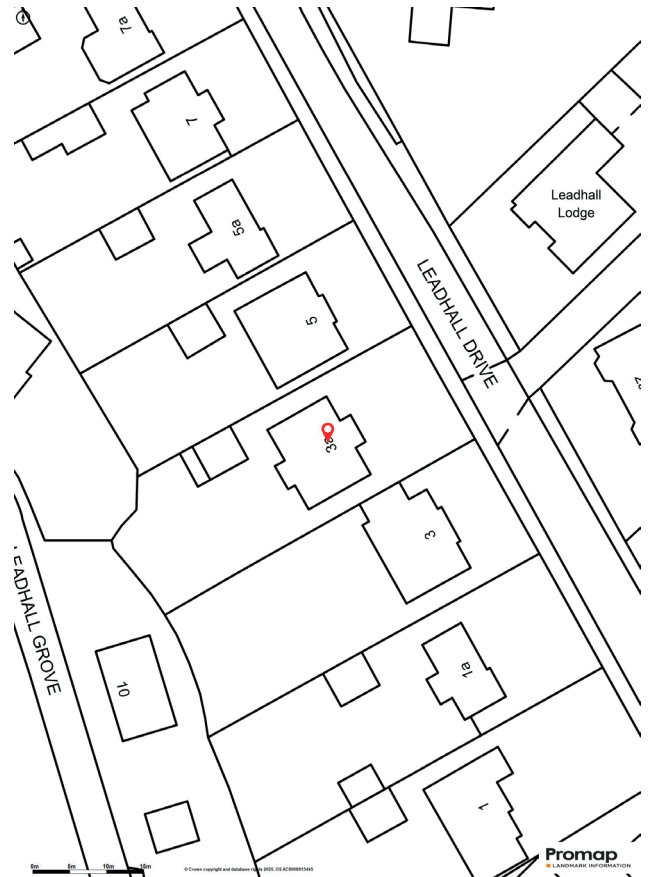
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



Harrogate

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