



VERITY
FREARSON

22 ST LEONARD'S ROAD, HARROGATE HG2 8NX

£600,000

22 ST LEONARD'S ROAD,

Harrogate, HG2 8NX

A spacious and well-presented four-bedroom semi-detached home with attractive garden and large garage, situated in this sought-after district of Harrogate well served by excellent amenities and schools.

This super property has been extended to provide generous accommodation comprising a large open-plan living kitchen, together with a separate sitting room with wood-burning stove, study / snug, downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and leads to a large single garage and there is an attractive rear garden with lawn and patios.

The property is situated within the popular "Saints" area of Harrogate, well served by local amenities and popular schools, within walking distance of a railway station, the Stray and just a short distance from Harrogate town centre. Offered for sale with no onward chain.



Sitting Room · Snug · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Large Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window to front and stone fireplace with wood-burning stove.

CLOAKROOM

With WC and washbasin.

STUDY / SNUG

Providing a useful workspace or additional sitting area.

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas and patio doors leading to the garden. The kitchen comprises a range of fitted units with quartz worktops, Quooker boiling- water tap, gas hob, integrated double ovens and dishwasher. Space and plumbing for a fridge / freezer.

UTILITY ROOM

Providing a useful storage space with plumbing for washing machine.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms, including the main bedroom which has an en-suite shower room.

EN-SUITE SHOWER ROOM

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

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower. Tiled walls and floor. Heated towel rail.

LOFT

A pull-down ladder provide access to a boarded loft.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 140.0 m² ... 1507 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 large garage with light and power. There is an attractive rear garden with lawn and paved sitting areas.

Agent's Notes

There is a burglar alarm.

The property has gas central heating with a modern boiler, located in the utility.

The property has double glazing throughout.

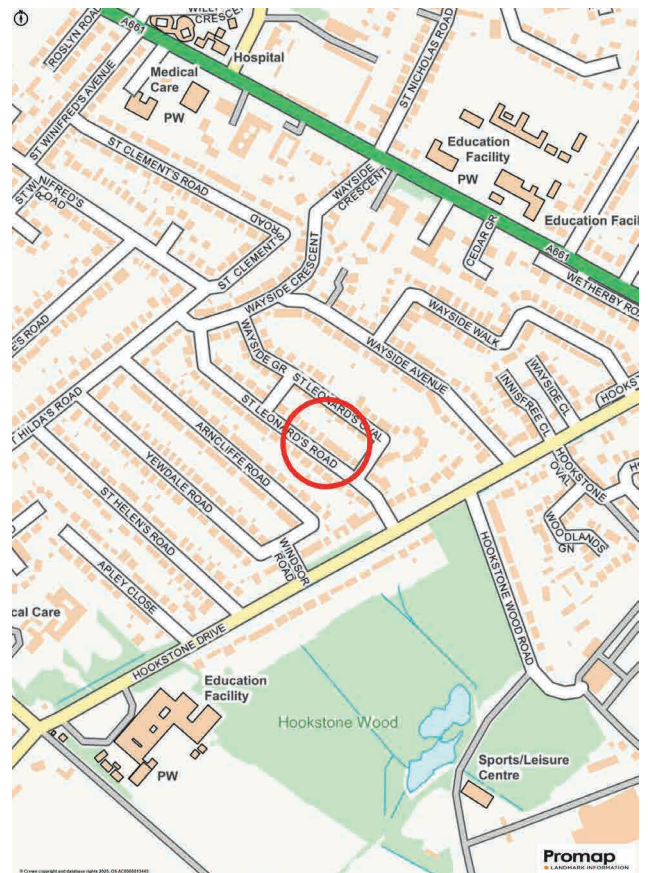
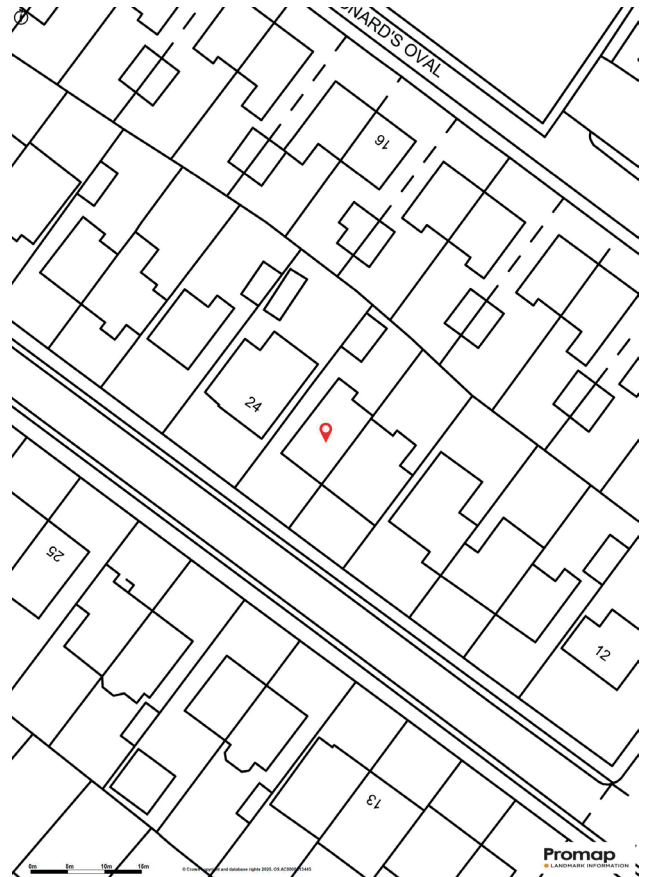
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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