



VERITY
FREARSON

69 LEADHALL LANE, HARROGATE, HG2 9NX

GUIDE PRICE £825,000

69 LEADHALL LANE,

Harrogate, HG2 9NX

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

The property provides well-presented and versatile accommodation, comprising a large sitting room and superb extended dining kitchen as well as a separate dining room, study / snug and downstairs WC. Upstairs, there are four bedrooms, an en-suite shower room and a bathroom. The house has very good-sized, attractive gardens surrounding the property, with driveway providing parking for multiple cars and double garage.

Leadhall Lane 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 Food Hall. The property is located just a few minutes' walk from open countryside, whilst being well placed for commuting to Yorkshire's principal business districts.



3 Reception Rooms · Living Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Double Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall.

SITTING ROOM

A large reception room with full height windows overlooking the front garden, with glazed double doors to the rear which open to the dining room.

DINING ROOM

A separate formal dining area with full height windows and glazed double doors opening onto the rear garden. An internal door provides direct access to the kitchen area.

STUDY / SNUG

A further reception room providing additional seating area or useful workspace. Full height window.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning large kitchen with living and dining areas and glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with granite worktops and breakfast bar. Range cooker, integrated wine fridge, dishwasher, washing machine and tumble dryer and space for a fridge / freezer.

FIRST FLOOR BEDROOMS

There are four good sized bedrooms on the first floor. The main bedroom has fitted wardrobes and an en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin set with vanity unit and shower. Heated towel rail.

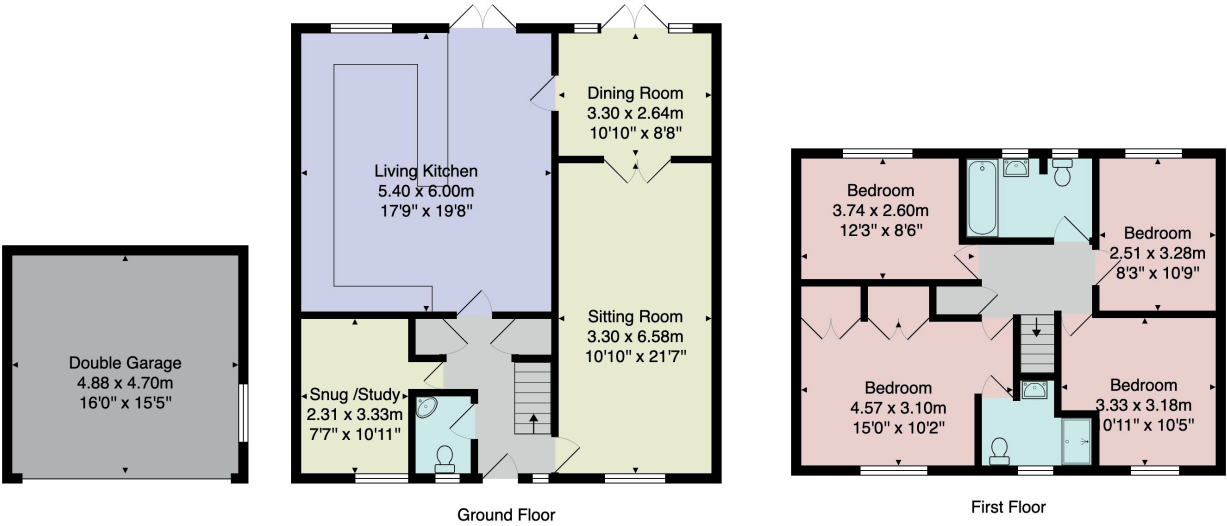
BATHROOM

A modern white suite with WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail.

LOFT

A pull down ladder provides access to a part boarded loft providing useful storage space.

FLOOR PLAN



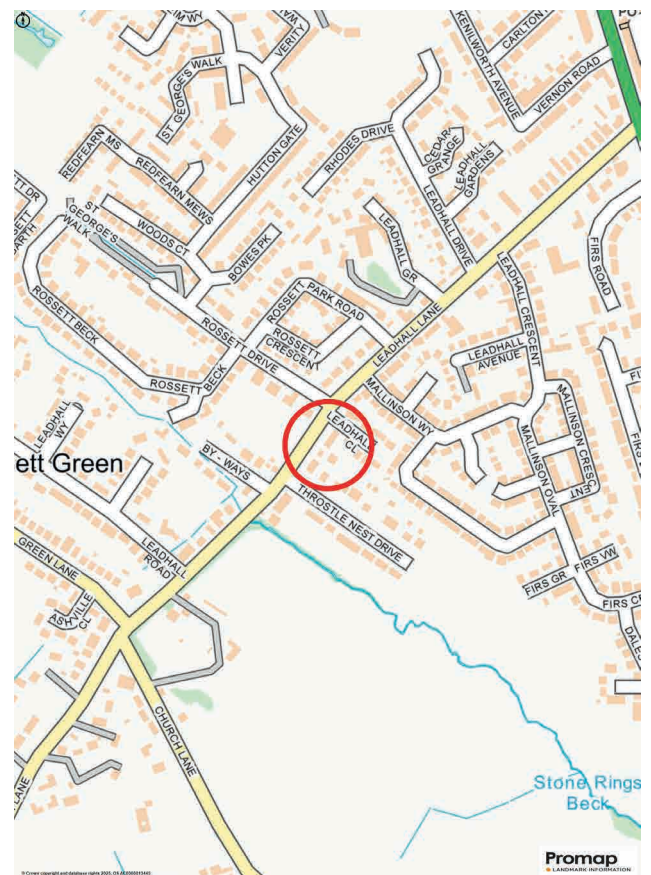
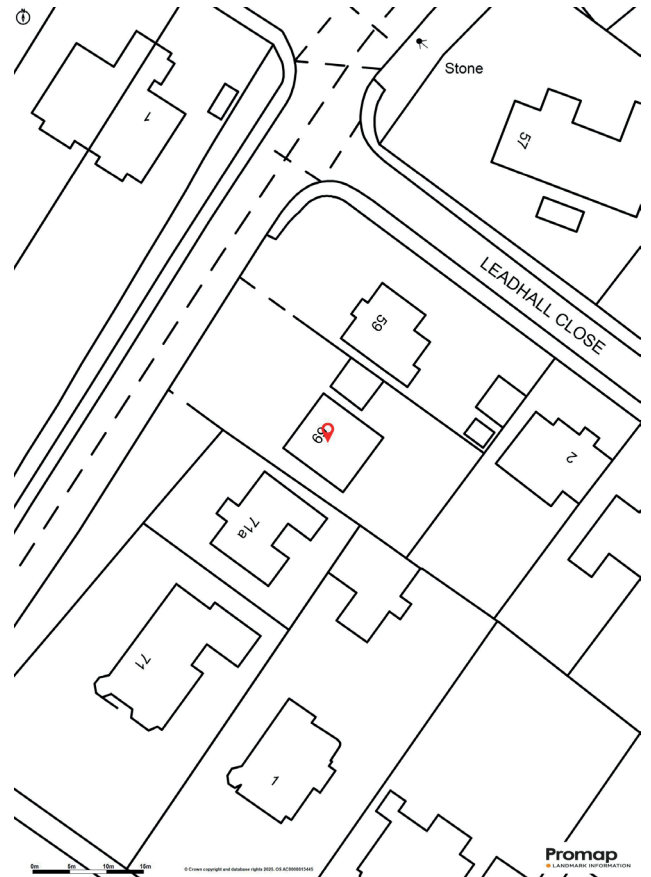
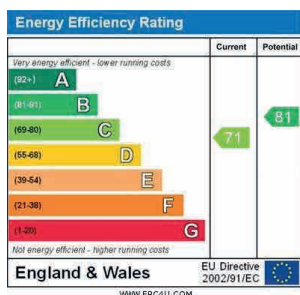
Total Area: 143.3 m² ... 1543 ft² (excluding double garage)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

A good-sized block paved driveway provides parking for multiple cars and a turning area, leading to a double sized garage with power, lighting and an electric door.

Services

Tenure

Council Tax Band - F



26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk