



4, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

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A particularly spacious and well-presented three-bedroomed first-floor apartment located in this convenient south Harrogate location, within easy reach of the excellent Leeds Road shopping parades, Harrogate town centre and the Hornbeam rail link for commuting to Leeds and York.

Situated within this brick-built detached property, the apartment comprises a spacious living room, good-sized dining kitchen, three bedrooms, and modern shower room and two en-suites. The apartment has the advantage of an allocated off-street parking space.





GROUND FLOOR

Security-controlled entrance door leads to –

COMMUNAL ENTRANCE HALL

With stairs to the upper floors.

FIRST FLOOR

Private front door leads to –

PRIVATE ENTRANCE HALL

LOUNGE

A spacious reception room with double-glazed windows to front and side. Feature fireplace.

DINING KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with ceramic hob with extractor hood, plus split-level oven and microwave, washing machine, integrated dishwasher and fridge / freezer.

BEDROOM 1

A double bedroom with walk in wardrobe and ensuite.

EN-SUITE BATHROOM

A modern suite with panelled bath with shower above and screen adjacent, washbasin and low-flush WC.

BEDROOM 2

A further double bedroom with fitted wardrobes and ensuite.

EN-SUITE SHOWER ROOM

A modern suite with WC, basin and large shower.

BEDROOM 3

A further good-sized bedroom.

SHOWER ROOM

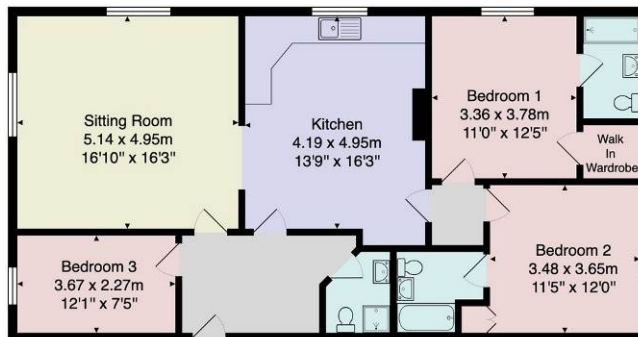
A modern suite with WC, basin and shower.

OUTSIDE

Allocated parking space in private car park.

Tenure - Leasehold

Council Tax Band - C



Total Area: 106.9 m² ... 1150 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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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		