



29A Leeds Road, Harrogate, North Yorkshire, HG2 8AY

£400,000

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A superbly presented and highly individual duplex apartment forming part of an impressive semi-detached period property on the ever-popular south side of Harrogate.

The property enjoys an enviable location just a short walk from The Stray and the town centre, offering immediate access to excellent local amenities, shops, cafés and restaurants. This exceptional apartment extends to over 1500 ft.² and is beautifully appointed, boasts generous proportions, high ceilings, and unique features throughout.

This characterful home benefits from a private entrance, double glazing, gas-fired central heating, and spacious, flexible accommodation arranged over two floors. Highlights include a stylish kitchen, large bay-fronted lounge, a delightful sun room, and two double bedrooms. The property also offers off-street parking and excellent access to road and rail networks, making it ideal for commuters.





GROUND FLOOR

There is a private entrance to the apartment on the ground floor.

FIRST FLOOR

LOUNGE

A generous reception room with large bay window, high ceiling, and contemporary cassette-style fireplace.

DINING KITCHEN

A beautifully modern kitchen with a comprehensive range of modern units, silestone worktops, integrated appliances, and central island unit. Space for a dining table.

SUN ROOM

A light and airy additional reception room outlook. A unique and flexible space ideal providing an additional sitting area or dining room.

STUDY / BEDROOM THREE

A further versatile room ideal as a study, home office, or occasional third bedroom.

SECOND FLOOR

BEDROOM ONE

A spacious double bedroom with ensuite.

ENSUITE

Fitted with a modern white suite comprising WC, basin, and shower.

BEDROOM TWO

A further generous double bedroom.

HOUSE BATHROOM

A modern white suite comprising WC, basin, and bath with shower above.

OUTSIDE

Off-street parking for two vehicles is provided to the front of the property.

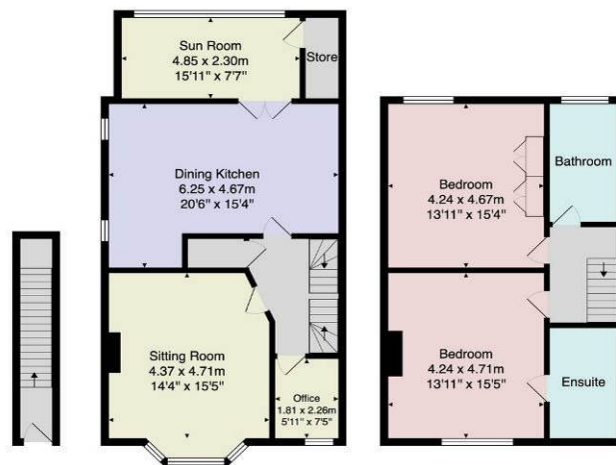
AGENTS NOTE

The apartment owns the freehold of the building.

Costs for maintaining the building are split 50-50 with the flat below.

Tenure - Leasehold

Council Tax Band - C



Ground Floor First Floor Second Floor
 Total Area: 139.6 m² ... 1505 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

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