



VERITY
FREARSON

137 LEEDS ROAD, HARROGATE, HG2 8EZ

OFFERS OVER £750,000

137 LEEDS ROAD,

Harrogate, HG2 8EZ

A substantial four-bedroom detached home with a large garden, situated in this popular and convenient location on the south side of Harrogate, well served by popular local schools, excellent amenities and just a short distance from Harrogate town centre.

This super property provides generous accommodation with a spacious reception hall which leads to a large sitting room with bay window, as well as the dining room which has glazed doors leading to the garden, and there is a good-sized, modern kitchen. There is also a useful downstairs shower room and utility. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A particular feature of the property is the very good-sized rear garden with lawn, sitting areas and mature planted borders. The driveway provides ample parking and leads to a single garage.

This desirable south Harrogate location is convenient for excellent local amenities, which include parade of shops, Marks & Spencers Food Hall, Hornbeam Park railway station and popular primary and secondary schools. Harrogate town centre is also close by.



2 Reception Rooms · Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom · Utility / Shower Room

Off-Road Parking · Garage · Large Rear Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious porch leads to a reception hall with stairs leading to the upper floor and under-stairs cupboard.

DINING ROOM

A further large reception room with glazed doors leading to the garden.

KITCHEN

With a range of wall and base units, worktop, and breakfast bar. Gas hob, integrated oven, integrated microwave and space for appliances. Wood-burning stove.

SITTING ROOM

A large reception room with bay window and attractive fireplace with living-flame gas fire.

UTILITY / SHOWER ROOM

With WC, washbasin and shower. Fitted units and sink with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window.

BEDROOM 2

Large double bedroom with a window overlooking the garden and en-suite.

EN-SUITE SHOWER ROOM

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

BEDROOM 3

A good-sized bedroom overlooking the garden.

BEDROOM 4

A further bedroom.

BATHROOM

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

FLOOR PLAN



Total Area: 185.1 m² ... 1992 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 drive provides parking and leads to a garage. The property is the benefit of a large and attractive rear garden with lawn, patio and mature planted borders. Useful timber garden sheds.

Services

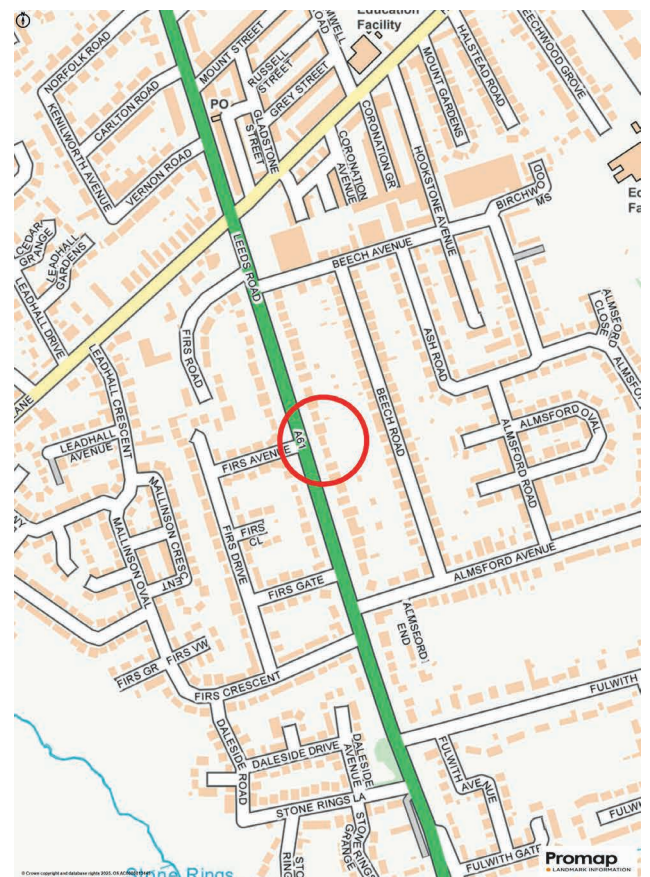
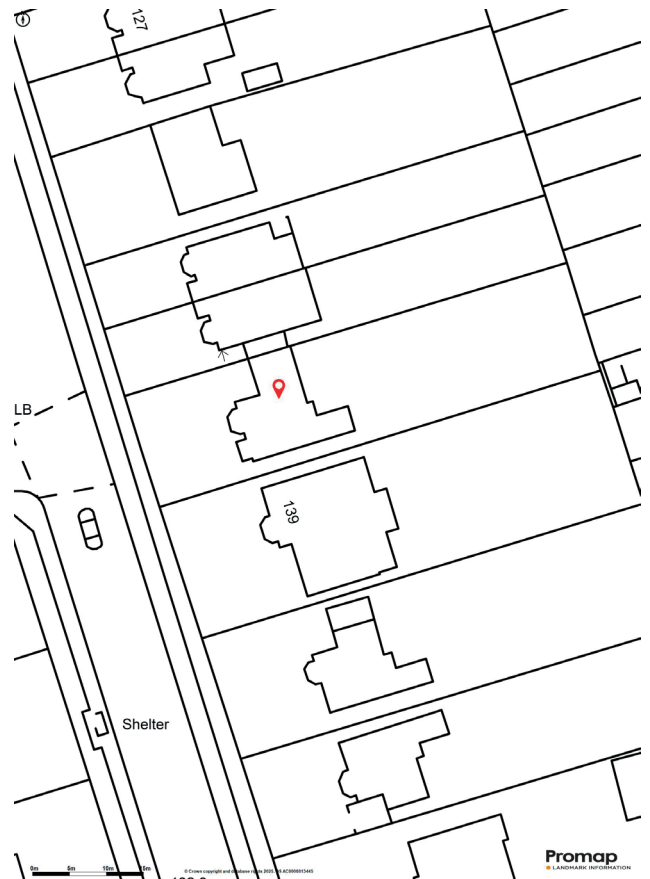
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC - E



Harrogate

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