



VERITY  
FREARSON

59 LEADHALL LANE, HARROGATE, HG2 9NX

OFFERS OVER £625,000



# 59 LEADHALL LANE,

*Harrogate, HG2 9NX*

**A spacious and well-presented four-bedroom detached family home with good-sized gardens and a double garage, situated in this highly sought-after south Harrogate location.**

This excellent property offers versatile accommodation ideal for modern family living. The ground floor features a generous sitting room, an impressive extended dining kitchen, a separate family room, and a conservatory overlooking the gardens. There is also a useful downstairs WC. Upstairs, there are four good-sized bedrooms, all with fitted wardrobes, along with a modern shower room and separate WC. The property occupies a particularly generous plot with attractive lawned gardens, mature planted borders, and various seating areas. A driveway provides ample parking and leads to a detached double garage.

Leadhall Lane is one of Harrogate's most desirable residential locations, ideally positioned within walking distance of excellent schools including Ashville College and Harrogate Grammar School. The area is also convenient for Hornbeam Park railway station and local amenities such as the Marks & Spencer Food Hall. The property is just a few minutes' walk from open countryside while also offering easy access to the region's main business centres.



2 Reception Rooms · Conservatory · Dining Kitchen · Cloakroom

4 Bedrooms · Shower Room

Off-Road Parking · Detached Double Garage · Mature Lawned Gardens To Front And Rear













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with a window to the front and fireplace with living-flame gas fire.

#### CONSERVATORY

Providing a further sitting area with glazed roof, windows, and glazed doors overlooking the garden.

#### FAMILY ROOM

A versatile reception room with windows to both the front and rear.

### DINING KITCHEN

A spacious extended kitchen with dining area and access to the garden. The kitchen is fitted with a range of modern units, induction hob, integrated oven, integrated fridge / freezer, and space and plumbing for a washing machine.

#### CLOAKROOM

Fitted with WC and washbasin.

### FIRST FLOOR BEDROOMS

There are four well-proportioned bedrooms, each with fitted wardrobes.

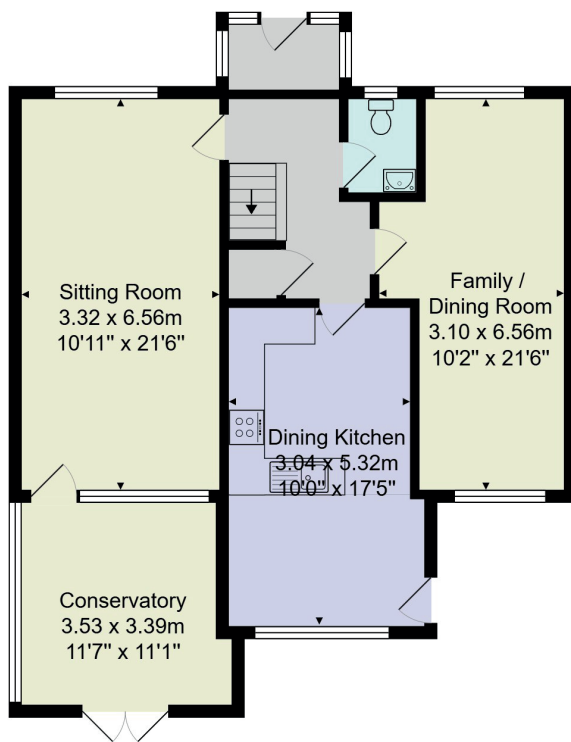
#### SHOWER ROOM

A modern white suite comprising a large walk-in shower, and washbasin set within a vanity unit.

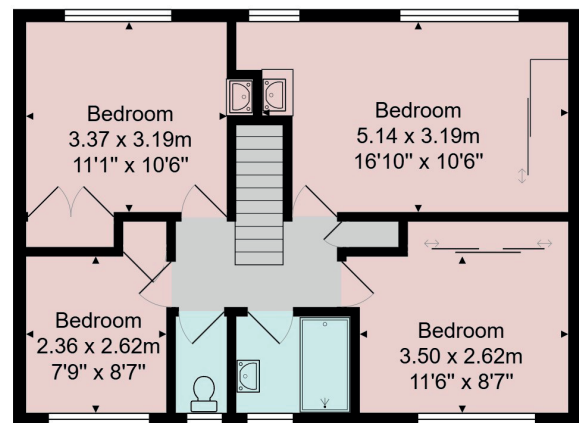
#### SEPARATE WC

Fitted with WC.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 142.0 m<sup>2</sup> ... 1528 ft<sup>2</sup>

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

The property occupies a generous plot with attractive front and rear gardens featuring lawns, mature planted borders, and paved sitting areas. A driveway provides ample off-road parking and leads to a detached double garage.

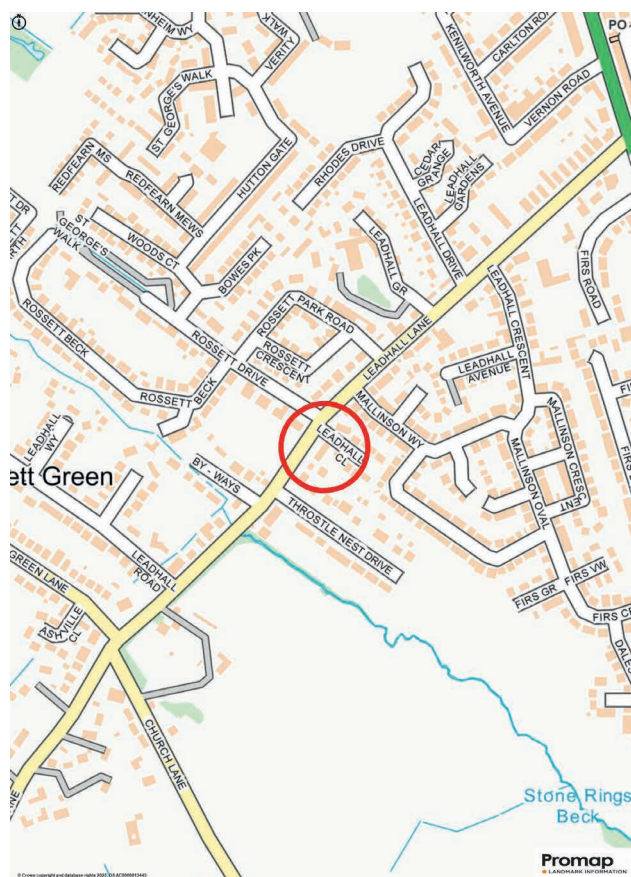
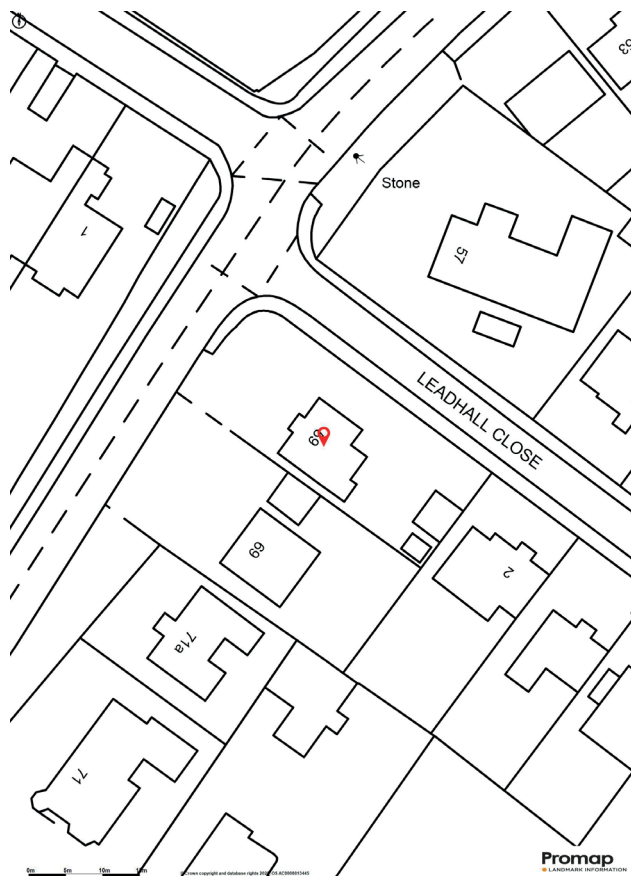
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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