



VERITY  
FREARSON

ELLSWORTH, 11 LEADHALL WAY, HARROGATE, HG2 9PG

£785,000

# 11 LEADHALL WAY,

*Harrogate, HG2 9PG*

**A spacious and well-presented four-bedroom detached family home with a generous garden and detached garage, situated in a sought-after south Harrogate location.**

Tucked away off a peaceful cul-de-sac, this impressive home offers over 1,600 square feet of living space (excluding the garage). Positioned close to excellent schools, local amenities and transport links, ideal for family living.

The accommodation includes a stylish open plan kitchen and dining area with garden access, two reception rooms, and a handy downstairs WC. On the first floor there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room and fitted wardrobes, plus a modern family bathroom. Outside, there is a driveway with ample parking, a detached garage, and an enclosed rear garden featuring lawn and a generous stone-paved patio.

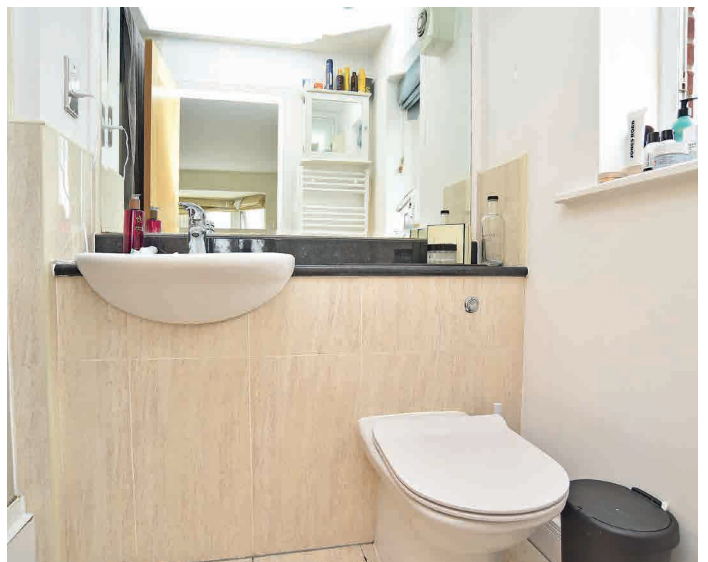


Dining Kitchen · Sitting Room · Living Room · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage with Electric Door · Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A welcoming central hallway with storage cupboard.

#### CLOAKROOM

Fitted with WC and washbasin.

#### SITTING ROOM

A spacious reception room with bay window to the front. Double wooden doors open into the living room.

#### LIVING ROOM

A further reception room with window and glazed doors overlooking the garden.

### DINING KITCHEN

An impressive open plan kitchen and dining area, fitted with modern units, gas hob, double oven, and integrated fridge freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. French doors lead to the garden, creating a perfect flow for family life and entertaining.

### FIRST FLOOR

#### BEDROOM 1

A generous principal bedroom with bay window, fitted wardrobes, and ensuite shower room.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

#### BEDROOM 2

A good-sized double bedroom with fitted wardrobes.

#### BEDROOM 3

Another double bedroom with fitted wardrobes.

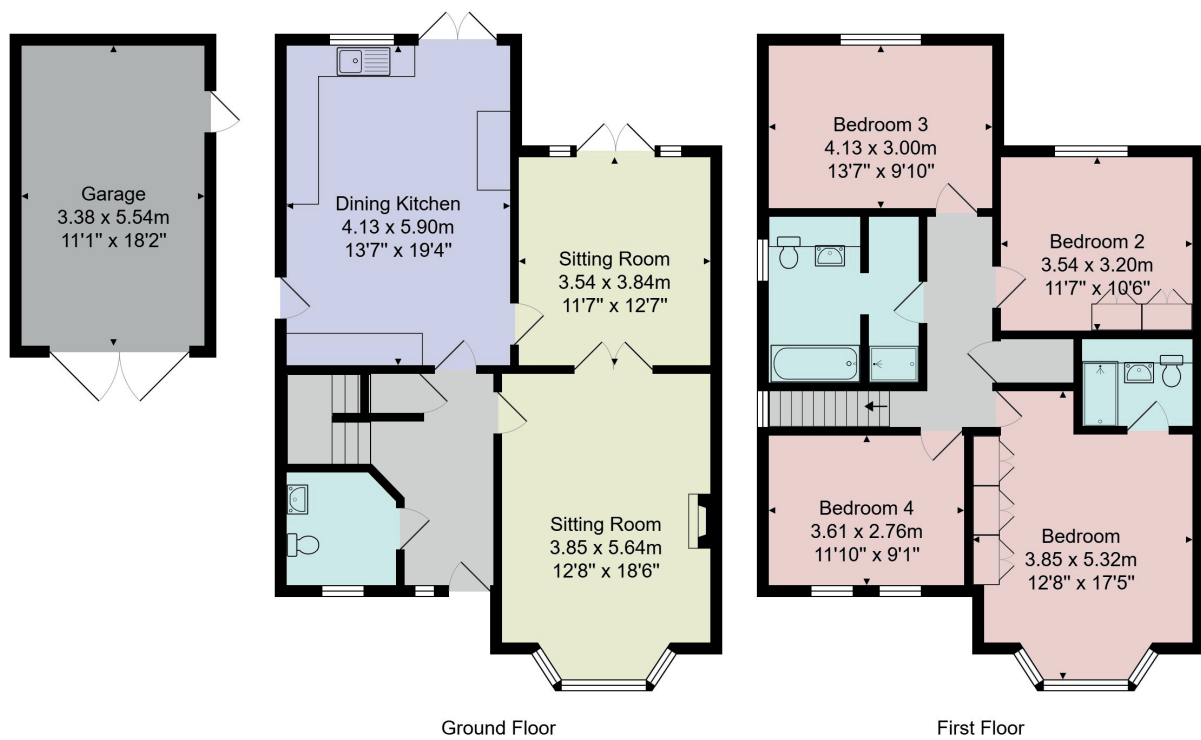
#### BEDROOM 4

A further well-proportioned bedroom.

### BATHROOM

A contemporary white suite with bath, separate shower, WC and washbasin.

# FLOOR PLAN



Total Area: 170.3 m<sup>2</sup> ... 1833 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

A driveway provides parking and leads to a detached garage with light, power, and electric door. The rear garden is neatly maintained and enclosed, with lawn, mature hedging and a generous stone-paved patio, perfect for outdoor dining and family enjoyment.

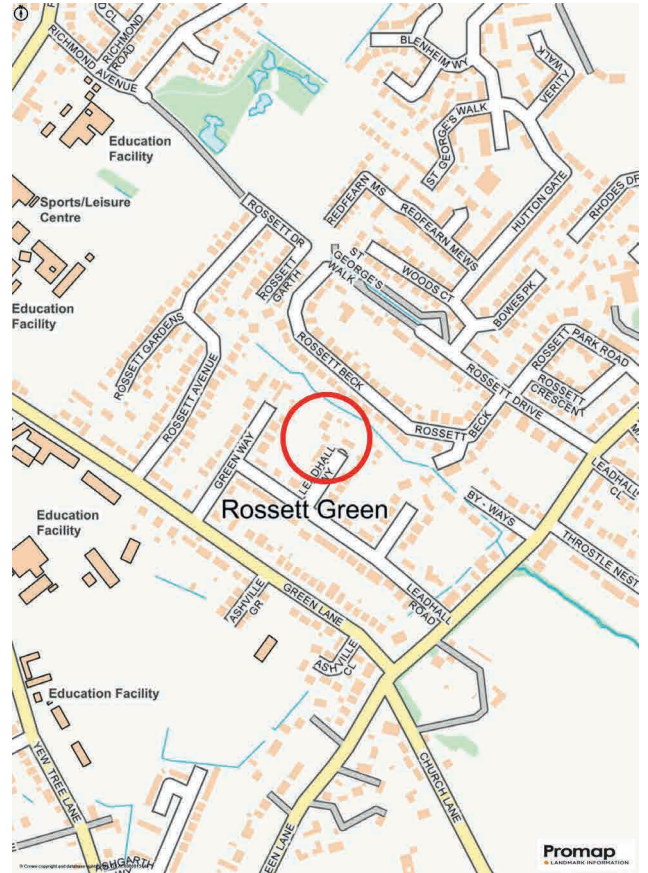
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92-100)   | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C | 74                      | 77        |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| England & Wales                                    |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |   |                         |           |

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