



VERITY  
FREARSON

3 LEADHALL WAY, HARROGATE, HG2 9PG

GUIDE PRICE £650,000



## 3 LEADHALL WAY,

*Harrogate, HG2 9PG*

**A fantastic opportunity to purchase a 3 bedroom family home, located in a very attractive cul de sac location, just off Green Lane, to the south side of Harrogate, well placed to excellent local schools, open countryside and daily commuting to Yorkshire Principal Districts.**

This superb property offers generous and well maintained accommodation with good sized rear gardens. Number 3 Leadhall Way offers scope for extension subject to the necessary consents.



Sitting Room · Dining Room · Kitchen · Conservatory · WC

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden













## ACCOMMODATION

The well presented accommodation benefits from gas central heating and uPVC double glazing, comprises:

### GROUND FLOOR

Entrance porch, entrance hall with stairs leading to first floor. Rear entrance hall with door to side, understairs cupboard, door to garage and cloakroom with wash basin and WC.

Attractive and bright lounge with gas fire and windows to side and front. Opening to dining room which leads to a good size conservatory.

Kitchen with excellent range of wall and base units, built in oven and hob, space for fridge/freezer and plumbing for washing machine. Integrated dishwasher.

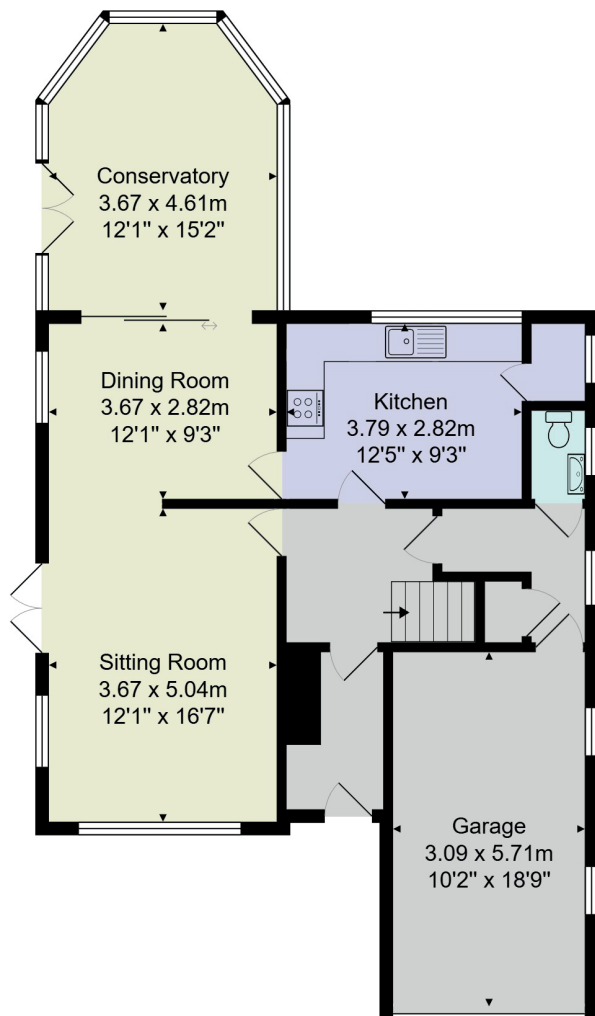
### FIRST FLOOR

Landing with access to attic and built in cupboard, 3 good sized double bedrooms with built in wardrobes.

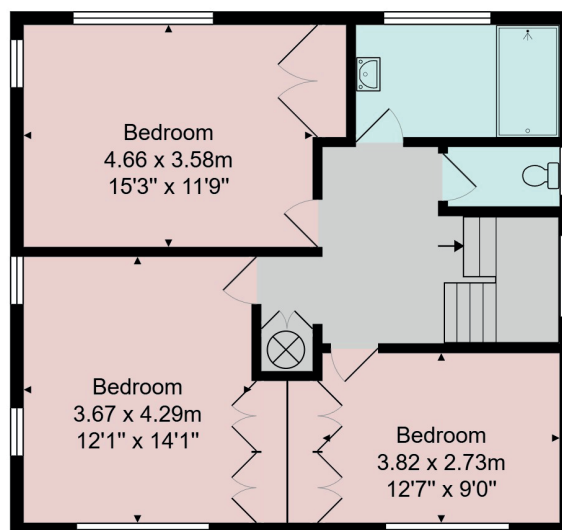
Bathroom incorporating walk in shower, wash basin and heated towel rail. Separate WC.



# FLOOR PLAN



Ground Floor



First Floor

Total Area: 164.0 m<sup>2</sup> ... 1766 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

Driveway leads to garage, mature gardens to the front and rear. The rear garden incorporates shaped lawn, pathways and established borders.

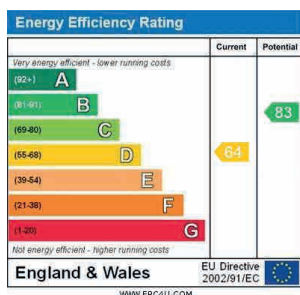
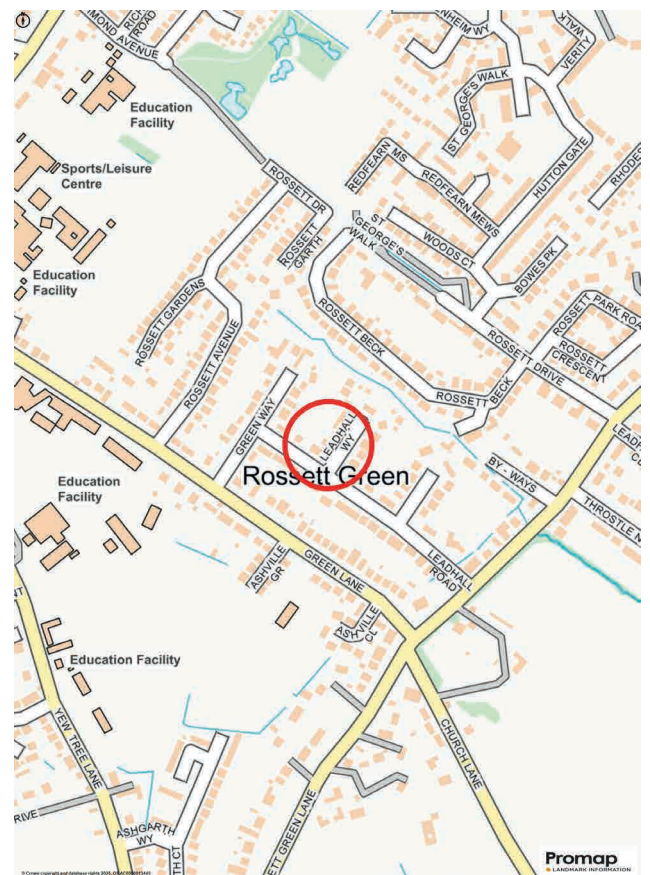
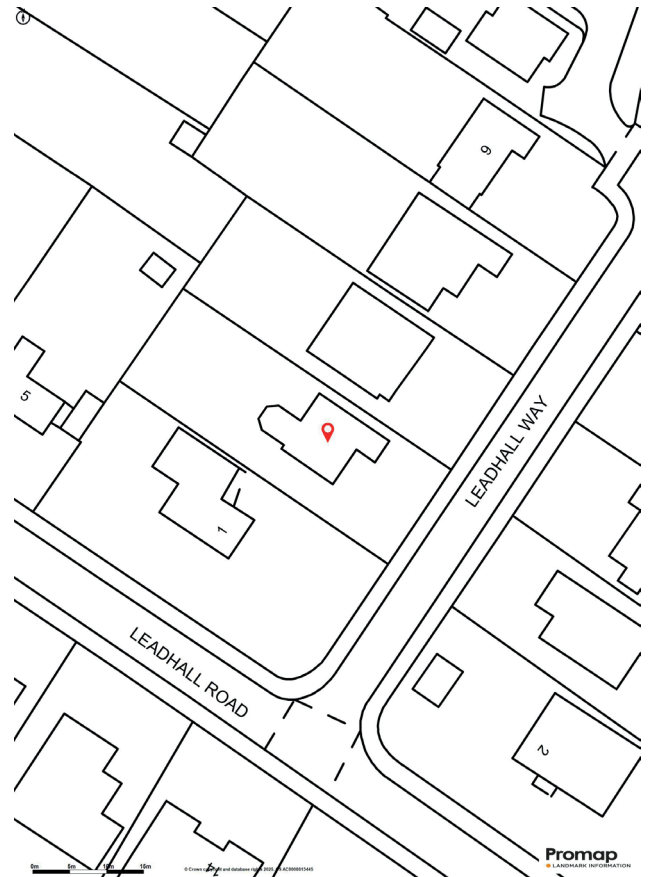
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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