

119 LEEDS ROAD
HARROGATE
HG2 8EZ



NICHOLLS
TYREMAN

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A fantastic opportunity to purchase this substantial, detached family home situated in an enviable location to the favoured south side of Harrogate, within easy walking distance of Marks & Spencer, the local shopping parade, schools and the Hornbeam rail link, with the town centre a short distance away

Entrance Vestibule | Entrance Hall | Living Room | Dining Room | Family Room | Snug | Living/Dining/Kitchen | Utility Room | Cloakroom with wc

Four Double Bedrooms | Two En-suite Shower Rooms | House Bathroom

Council Tax: G | Energy Rating: D | Tenure: Freehold

Agent's Note

This property is being sold by an employee and relative of Nicholls Tyreman.

£1,000,000





The property does require general cosmetic improvements but offers fantastic, well planned accommodation with great potential for a loft conversion or further extensions - subject to the usual consents.

With the benefit of an extensive block paved driveway, extremely large lawned gardens to the rear, double glazing, central heating and a wealth of original features including staircase, doors and cornicing, the accommodation comprises: Entrance vestibule, large entrance hall with fabulous staircase, living room with large bay window, dining room with large bay window and double opening doors to the snug, family room with double opening doors to the terrace and beautifully appointed, open plan living/dining/kitchen with central island unit, integrated appliances and bi-fold doors to the terrace, spacious utility room with door to the rear garden, ground floor cloakroom and integral garage with access to the kitchen.

To the first floor is a large galleried landing leading to four double bedrooms, the principal bedroom having a bay window, en-suite shower/wet room and double doors leading to bedroom three (currently used as a dressing room), the second bedroom also has an en-suite shower room, the fourth bedroom has a bay window and there is a house bathroom with free-standing bath and separate shower cubicle.



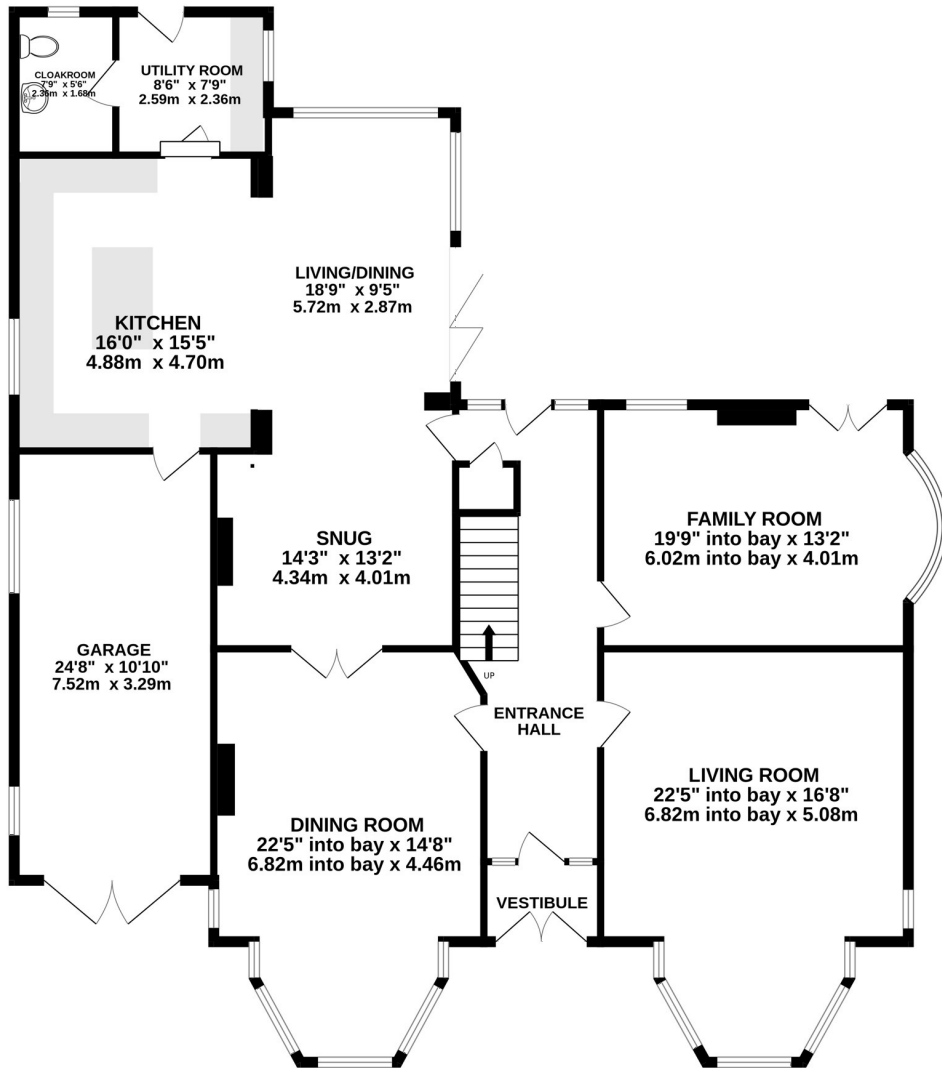
OUTSIDE

The property is approached via wooden gates leading to a block paved driveway with ample parking for several vehicles with mature boundary hedge line and access to the integral garage.

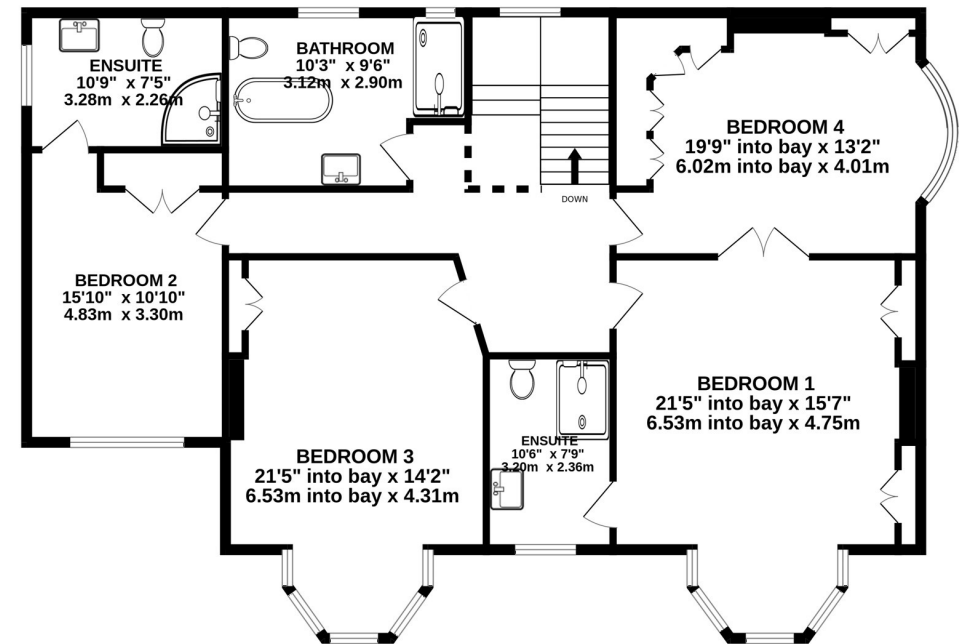
Side, gated pathways lead to the rear of the property where there is a raised flagged terrace giving access to the kitchen and family room with steps leading to extensive lawned gardens with apple trees, boundary fencing and hedging and mature tree lined boundaries.



GROUND FLOOR
1941 sq.ft. (180.3 sq.m.) approx.



1ST FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 3348 sq.ft. (311.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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WWW.NICHOLLSTYREMAN.COM

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