



57 St Leonard's Road, Harrogate

£450,000 Freehold



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A spacious and extended four-bedroom semi-detached house with a driveway, detached single garage and good-sized gardens, occupying an attractive position within Harrogate's popular Saints area. Having been a much-loved family home for many years, the property offers an excellent opportunity for a purchaser to update the accommodation and create a superb family home to their own tastes. Offered for sale with no onward chain.

The property is situated within the popular Saints area of Harrogate, well served by local amenities and popular schools. The Stray and a railway station are within walking distance, while Harrogate town centre is also just a short distance away.

Council Tax band: D

Tenure: Freehold



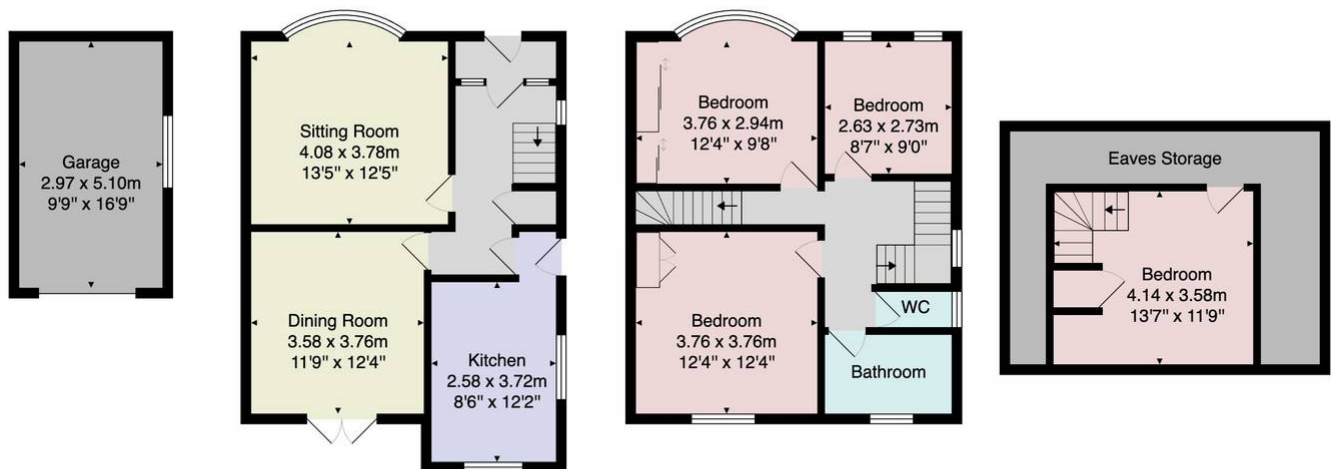
The front entrance opens into a small porch, which leads into a spacious hallway with stairs rising to the first floor. The generous sitting room features a wide bay window overlooking the front garden and a feature fireplace. To the rear is a separate dining room with French doors opening directly onto the garden. The breakfast kitchen is fitted with a range of units and includes a breakfast bar, with windows to the side and rear providing plenty of natural light.

Three good-sized bedrooms occupy the first floor, including a generous principal bedroom with an attractive bay window. There is also a house bathroom with a bath and shower above, together with a separate WC.

A staircase continues to the second floor, where there is a further double bedroom featuring exposed roof timbers, a dormer window and ample eaves storage.

Outside, the property is approached via a block-paved driveway providing off-street parking and access to the detached single garage. The front garden is enclosed by established hedging and includes a lawn and planted borders. To the rear is a good-sized enclosed garden with paved seating areas, established planting and considerable scope for further landscaping.





Total Area: 132.9 m² ... 1431 ft² (excluding eaves storage)
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