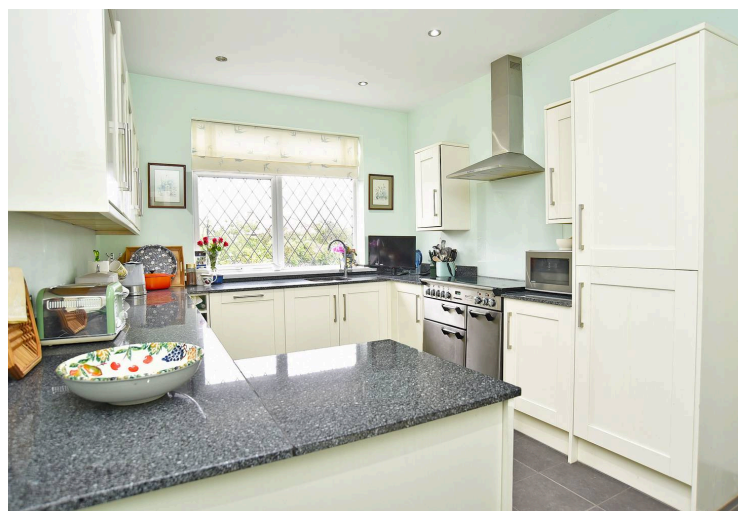




32 Leadhall Road, Harrogate

£650,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented two-bedroom detached bungalow occupying a generous plot in a highly desirable location on the south side of Harrogate. This attractive home enjoys a convenient position close to Harrogate town centre, while also being well served by local amenities and lying within easy reach of open countryside, making it ideal for those seeking both convenience and a pleasant residential setting. The property is presented to a very good standard throughout, with modern fittings and generously proportioned rooms. A particular highlight is the impressive garden, which provides a wonderful outdoor space rarely found with properties of this type and location.

Council Tax Band: E

Tenure: Freehold

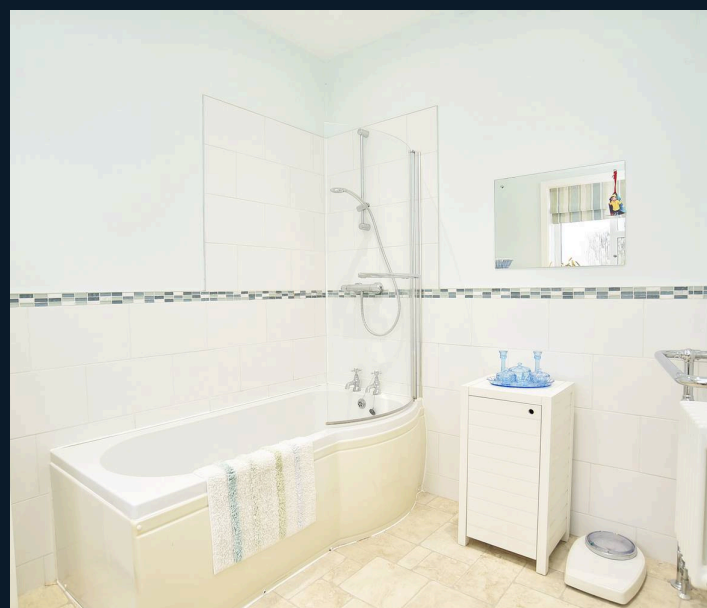
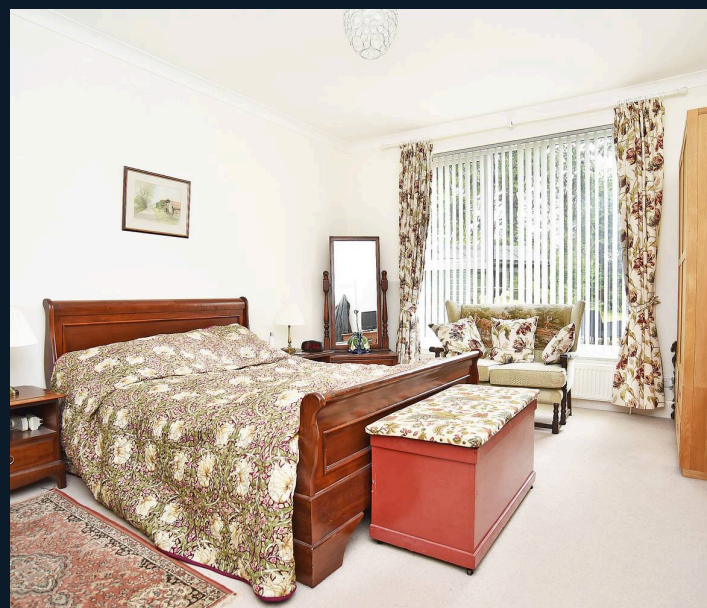
EPC Energy Efficiency Rating: D

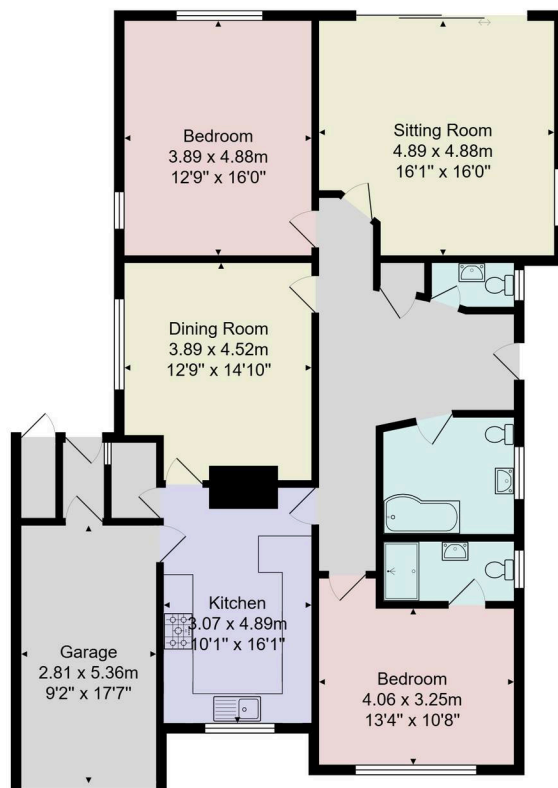


GROUND FLOOR

A spacious reception hall welcomes you into the property and provides access to the principal living accommodation. There is a generous sitting room with an attractive fireplace and ample space for both sitting and dining if required, together with glazed doors opening out onto the garden, allowing plenty of natural light and creating a strong connection with the outdoor space. Adjoining the kitchen is a separate dining room, ideal for more formal dining or everyday family use. The kitchen itself is well equipped with a range of quality fitted units, granite worktops and integrated appliances.

There are two very good-sized double bedrooms. The main bedroom benefits from an en-suite shower room, while the second bedroom is positioned to the rear of the property and enjoys a delightful outlook over the garden. In addition, there is a bathroom fitted with a bath and shower over, together with a separate cloakroom with WC and washbasin.





Total Area: 142.1 m² ... 1530 ft²

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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