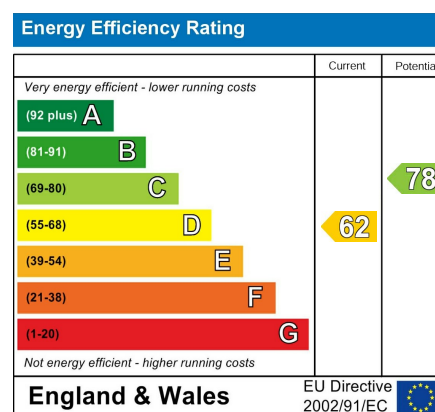


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Wetherby Road and at the Woodlands traffic lights, turn right onto Hookstone Drive, Turn right onto St. Leonards Road where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale Board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£595,000

38 St. Leonards Road, Harrogate, HG2 8NX

4 Bedroom House - Detached

A beautifully presented four bedroomed semi detached home offer spacious living accommodation throughout and benefitting from a superb location within the ever popular Saints area of Harrogate with a wide range of amenities on the doorstep and within walking distance of the town centre. NO ONWARD CHAIN.



HOPKINSONS

ESTATE  AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas central heating and UPVC double glazing the living accommodation comprises spacious entrance hallway with the essential downstairs w/c. The amazing open plan living space includes a living room with built in storage either side of a living gas fire place, then an open plan living dining kitchen offers a fantastic entertaining space with integrated appliances, breakfast bar and bi-folding doors leading onto the rear garden.

On the first floor the landing leads to the Master bedroom with a full run of built in wardrobes offering create amounts of storage, second double bedroom with built in storage and a good sized third bedroom again with built in storage.

On the second floor there is a great fourth bedroom which could be used for a multiple of uses.

Outside

Benefitting from being on a corner plot, on offer is a wrap around lawned garden, seating area, a block paved driveway for two vehicles which lead to a single garage.

Surrounding Area

Located in the ever popular saints estate with a wide range of local amenities close by, fantactic schooling options close by, along with being within walking distance of Harrogate's town centre which offers a wide range of bars, restaurants, shops and fantastic transport links to Leeds, York and London.

