



26 Leadhall Drive, Harrogate, North Yorkshire, HG2 9NL

£475,000

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A two-bedroom detached bungalow providing spacious accommodation, situated in a desirable residential location on the south side of Harrogate.

This excellent bungalow provides spacious accommodation with a large sitting / dining room, together with a kitchen, two good-sized double bedrooms, bathroom and separate WC. The property occupies a generous plot, having a driveway, garage and an attractive rear garden with lawn and sitting areas.

The property is located on a quiet residential street, situated within a popular south Harrogate location, well served by excellent, local amenities, within easy walking distance of the parade of shops along Leeds Road and the M&S Food Hall, and just a short distance from Harrogate town centre. Offered for sale with no onward chain.

RECEPTION HALL

A spacious reception hall with fitted cupboards.





SITTING ROOM

A large reception room with sitting and dining areas. Windows to the front and rear.

SUNROOM

Providing a further sitting area with windows and glazed door overlooking the garden.

KITCHEN

With a range of fitted units with electric hob, oven and space for appliances.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with window overlooking the garden.

BATHROOM

With washbasin, and bath with shower above. Fitted cupboard.

SEPARATE WC

LOFT

A pull-down ladder provides access to a large loft.

OUTSIDE

A drive provides parking and leads to a garage. There is a good-sized and attractive garden with lawn, planted borders, fruit trees and sitting areas.

AGENT'S NOTES

The property has the benefit of double glazing and gas central heating with modern boiler located in the garage.

Tenure - Freehold

Council Tax Band - D





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