



Leadhall Cottage, 31 Leadhall Lane, Harrogate

£350,000 Offers Over



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A charming and most individual 2 bedroom semi detached home offering very well appointed and characterful accommodation. This superb property enjoys a prime and ever fashionable position on Leadhall Lane, to the south side of Harrogate, well placed close to open countryside, yet within walking distance off Leeds Road shopping parade, Marks and Spencer food hall and Hornbeam Railway Station.

A particular feature to the property is the good size garden room and attractive south facing landscaped gardens. The accommodation benefits from gas central heating, double glazing comprises:

Outside

Block paved driveway providing off street parking. Paved landscaped garden providing an excellent seating area and attractive summer house.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance porch, good sized living room with coal effect gas fire and arch way to the dining area. Built in storage cupboard, well equipped kitchen with range of white wash and units, complementary work surfaces and fitted appliances.

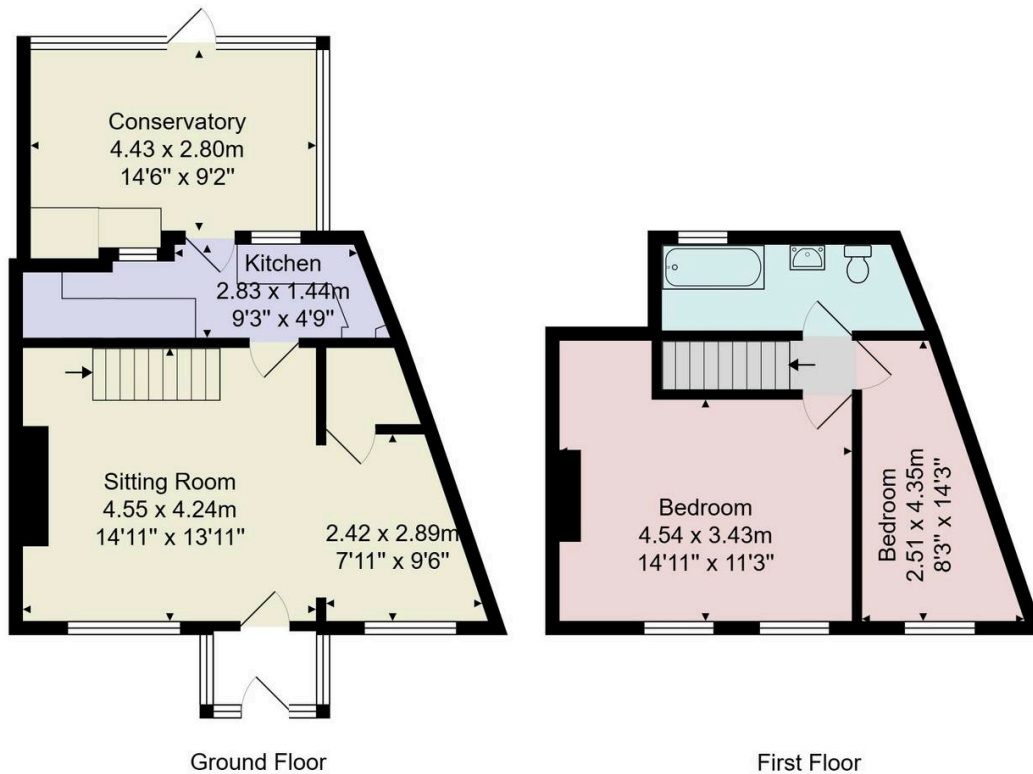
A particular feature to the house is the generous garden room with glazed roof and sliding doors leading to the rear garden.

First Floor

2 Bedrooms to the first floor, the master being a particular generous room with and windows to the front, built in storage and access to the attic.

House bathroom with white suite incorporating curved bath and shower over, low flush WC, wash basin with vanity cupboard.





Total Area: 85.5 m² ... 921 ft²

All measurements are approximate and for display purposes only.

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