



## 26 LEEDS ROAD

HARROGATE HG2 8AA

AN IMPRESSIVE FOUR STOREY SEMI DETACHED HOUSE COMPRISING 4 APARTMENTS (2 LET, 2 VACANT) AND WITH POTENTIAL TO RETURN TO A SINGLE DWELLING (SUBJECT TO APPROPRIATE CONSENTS)

**Guide Price: £750,000**

FOR SALE BY PRIVATE TREATY



## Situation

26 Leeds Road occupies a highly convenient location close to the St Georges Road roundabout a short distance from the extensive 200 acre Stray and level walking distance of the town centre. There are good local amenities in the immediate proximity with other day to day facilities also available further to the south on the Leeds Road parade close to an M&S food store. With off street parking within the curtilage of the property, there is also public transport on the regular number 36 bus from Harrogate to Leeds and train station at Hornbeam Park with connections, Leeds/Harrogate/York line.

## Description

Constructed of stone under a slate roof, this dominant semi detached property is arranged over 4 floors currently arranged as self contained apartments. There are 3 x 1 bedroom apartments and 1 x 2 bed roomed apartment and the properties when recently let producing a rental income of £23,372 per annum and are considered to have rental growth if retained as investment. Subject to securing vacant possession, there is the possibility to return the property to a substantial single town house subject to obtaining appropriate consents. 2 of the 4 apartments are now vacant.

Outside there is substantial gravel parking parking and turning area and currently a small front garden area.

## Additional Information

### Tenure

Freehold but the property offered subject to the existing 2 assured shorthold tenancies. Further information on the tenancies is available from the selling agents.

### Services

All mains services are installed.

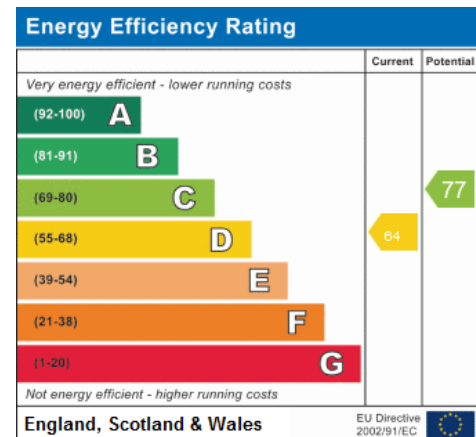
### Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, public and private that may affect the property.

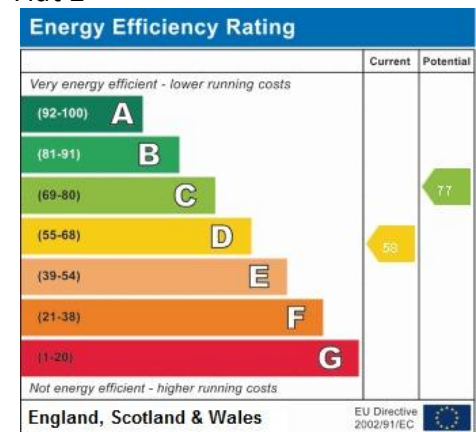
### Viewing

Strictly through the selling agents, Lister Haigh Harrogate 01423 730700.

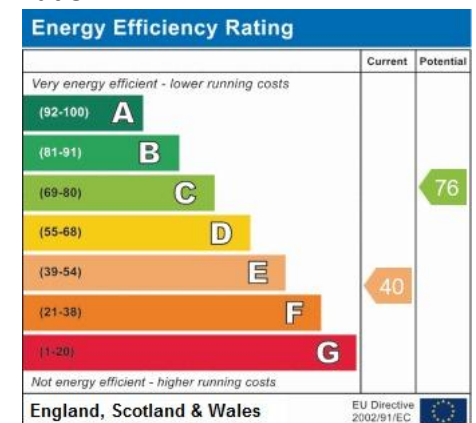
## Garden Flat



## Flat 2



## Flat 3



Awaiting Flat 1

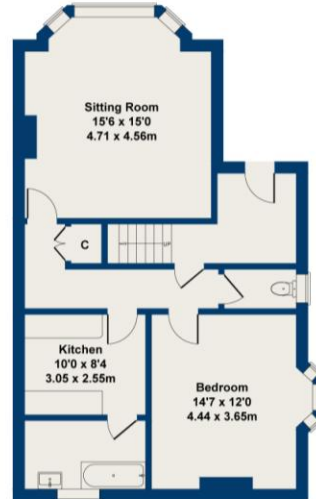




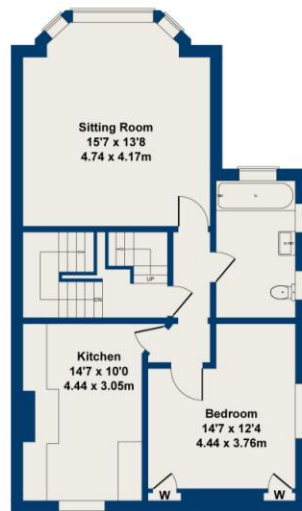
**26 Leeds Road**  
 Approximate Gross Internal Area  
 3057 sq ft - 284 sq m



LOWER GROUND FLOOR (GARDEN FLAT)



GROUND FLOOR (FLAT 1)



FIRST FLOOR (FLAT 2)



SECOND FLOOR (FLAT 3)

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
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Regulated by the RICS

05.03.22