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42 LEADHALL ROAD, HARROGATE, HG2 9PE

PRICE GUIDE £550,000



# 42 LEADHALL ROAD,

*Harrogate, HG2 9PE*

**A fantastic opportunity to purchase an individual detached three-bedroom bungalow with garage and attractive south-facing garden in this desirable south Harrogate location.**

This super property has been well maintained but offers buyers the opportunity to modernise and potentially extend the accommodation to suit their own requirements, subject to obtaining the necessary consents. The current accommodation comprises a large sitting room, together with a dining room and modern kitchen, three bedrooms and two bathrooms. To the rear of the property there is an attractive south facing lawned garden and at the front a lawn, driveway and a garage.

Leadhall Road is a fashionable and most convenient residential position to the south side Harrogate, within walking distance of popular private and state secondary schools including Ashville College and Harrogate Grammar School, Hornbeam Park railway station and Marks and Spencer Food Hall. The property is located within just two minutes' walk from open countryside, whilst being well placed for commuting to Yorkshire's principal business districts.



2 Reception Rooms · Cloakroom

3 Bedrooms · Bathroom · Shower Room

Ample Parking · Garage · Generous Lawned Gardens













## ACCOMMODATION

### **SITTING ROOM**

A spacious reception room with windows to front and side and electric fire.

### **DINING ROOM**

A further reception room with windows to side and rear.

### **KITCHEN**

With a range of fitted units with gas hob and double oven. Space for appliances. Windows and glazed door to the side.

### **BEDROOM 1**

A double bedroom with windows to side and rear and fitted wardrobe.

### **BEDROOM 2**

A double bedroom with windows to side and rear.

### **BEDROOM 3**

A further double bedroom with window to side and fitted wardrobe.

### **BATHROOM**

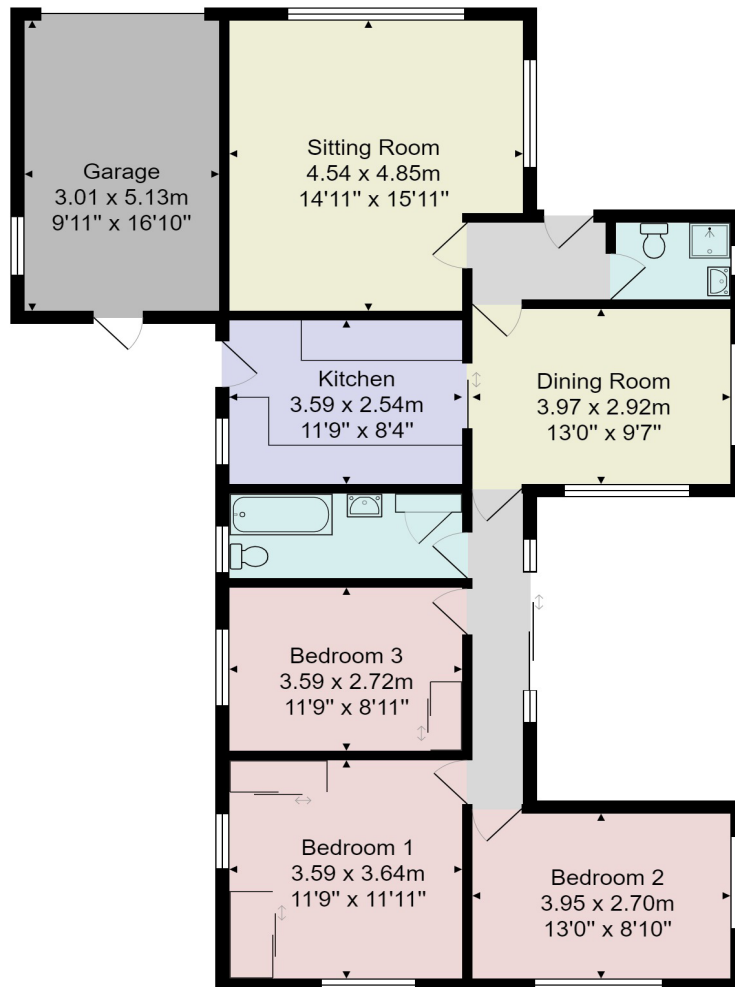
With WC, bath and washbasin. Fitted cupboard. Window to side.

### **SHOWER ROOM**

With WC, washbasin and shower. Window to side.



# FLOOR PLAN



Total Area: 96.1 m<sup>2</sup> ... 1035 ft<sup>2</sup> (excluding garage)

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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