

VERITY
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THE HARROGATE ESTATE AGENT

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12 Leyland Road, Harrogate, North Yorkshire, HG1 4RT

£425,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

12 Leyland Road, Harrogate, North Yorkshire, HG1 4RT

An extended and individual double-fronted four-bedroom semi-detached house offering well-presented and generous accommodation, with the distinct and rare benefit of a self-contained annexe bungalow.

The property is situated in a popular and highly convenient location, well served by the local shops and services of Knaresborough Road as well as the hospital.

Harrogate town centre and its amenities are approximately only one mile distant via the famous Stray. The property also benefits from two off street parking spaces.

An early inspection is strongly recommended.





GROUND FLOOR

Front door leads to –

ENTRANCE PORCH

(7'4 x 3'4) Inner door leads to –

ENTRANCE HALL

Laminate wood flooring and under-stairs storage cupboard.

CLOAKROOM

Brand-new low-flush WC.

LOUNGE

(12' x 12' max) into double-glazed bay window to front. Coved ceiling and modern fireplace with wood surround, marble inset and hearth and fitted gas fire.

OPEN-PLAN LIVING / DINING KITCHEN

(27'1 x 12'8 narrowing to 8'8) Double-glazed window to rear and double-glazed double French doors leading to private rear garden. Extensive range of kitchen fittings comprising base cupboard with work surfaces above having inset single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. Gas hob with oven below and extractor hood above, plus integrated dishwasher and fridge / freezer. Laminate wood flooring and coved ceiling. Door to –

GARAGE

(14'10 x 7'9) With up-and-over door to front. Plumbing and electrics for a washing machine.

FIRST FLOOR

BEDROOM 1

(12' x 12'8) Double-glazed window to rear.

BEDROOM 2

(12' x 11') Double-glazed bay window to front with fitted seating in the bay.

BEDROOM 3

(14'1 x 7') Double-glazed window to front.

BEDROOM 4

(8'2 x 6'5) Double-glazed bay window to front.

BATHROOM

(9'1 x 6'5) Double-glazed window to rear. Brand-new white suite comprising low-flush WC, washbasin with cupboard below, panelled bath and fully tiled separate corner shower cubicle. Chrome heated towel rail.

OUTSIDE

The front garden has been landscaped with a gravelled forecourt and flagged driveway providing ample off-street parking and leading to the **INTEGRAL SINGLE GARAGE**. Path to side leads to the good-sized enclosed lawned rear garden, with flower borders and patio area.

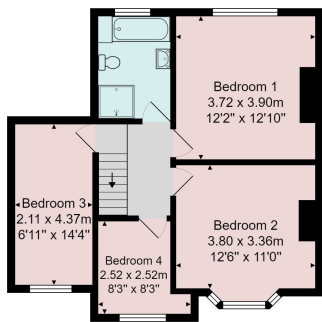
ANNEXE

Living area with fitted kitchen, shower room and separate bedroom.

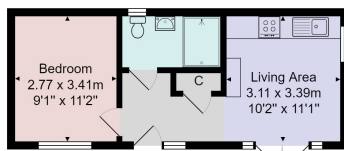
Tenure - Freehold

Council Tax Band - C

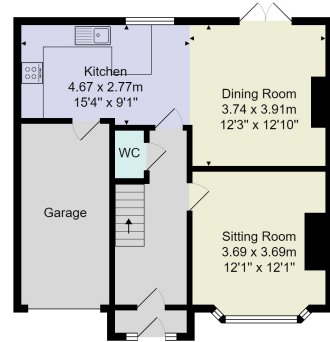




First Floor



Annexe



Ground Floor

Total Area: 154.2 m² ... 1660 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

