



VERITY
FREARSON

133 LEEDS ROAD, HARROGATE, HG2 8EZ

OFFERS OVER £600,000

133 LEEDS ROAD,

Harrogate, HG2 8EZ

A very spacious four-bedroom semi-detached property with a large and attractive garden and sun terrace, situated in this desirable location on the south side of Harrogate close to amenities and popular schools.

This impressive home is ready for immediate occupation but offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. The generous accommodation comprises various reception rooms on the ground floor, together with kitchen and downstairs WC. Upstairs, there are four bedrooms, a bathroom and en-suite shower room.

A particular feature of the property is the generous outdoor space with a driveway which provides ample off-street parking and there is a large and attractive rear garden with lawn, planted borders and various paved sitting areas. There is also a large sun terrace, which is accessed via one of the bedrooms and provides an additional elevated outdoor sitting area. No chain.



3 Reception Rooms · Kitchen · Breakfast Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Large Lawned Garden · Sun Terrace







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with bay window and attractive fireplace with living-flame gas stove.

DINING ROOM

A reception room with windows to side.

BREAKFAST ROOM

A further dining area located off the kitchen.

KITCHEN

With a range of fitted wall and base units with gas hob, double oven and space for appliances. Glazed door leads to the garden.

SNUG

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

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window and gas fire.

BEDROOM 2

A further double bedroom with glazed doors leading to the sun terrace.

BEDROOM 3

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin, bath and shower.

SECOND FLOOR

BEDROOM 4

A further double bedroom with skylight windows and access to eaves storage space.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower.

FLOOR PLAN



Total Area: 185.6 m² ... 1997 ft² (excluding sun terrace)

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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Outside

To the front of the property a drive provides off-road parking and to the rear, there is a large and attractive garden with lawn, well-stocked planted borders, and various paved sitting areas. On the first floor, glazed doors from the bedroom lead to a large sun terrace providing an additional outdoor elevated sitting area.

Location

The property is located in this sought-after area, well served by excellent local amenities, which include a parade of shops along Leeds Road, Hornbeam Park railway station and popular local schools.

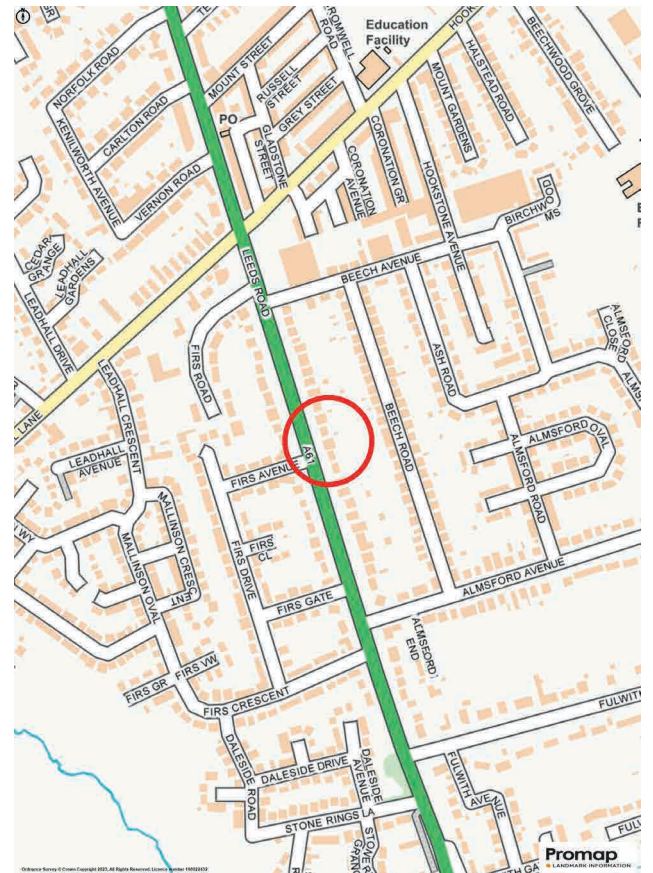
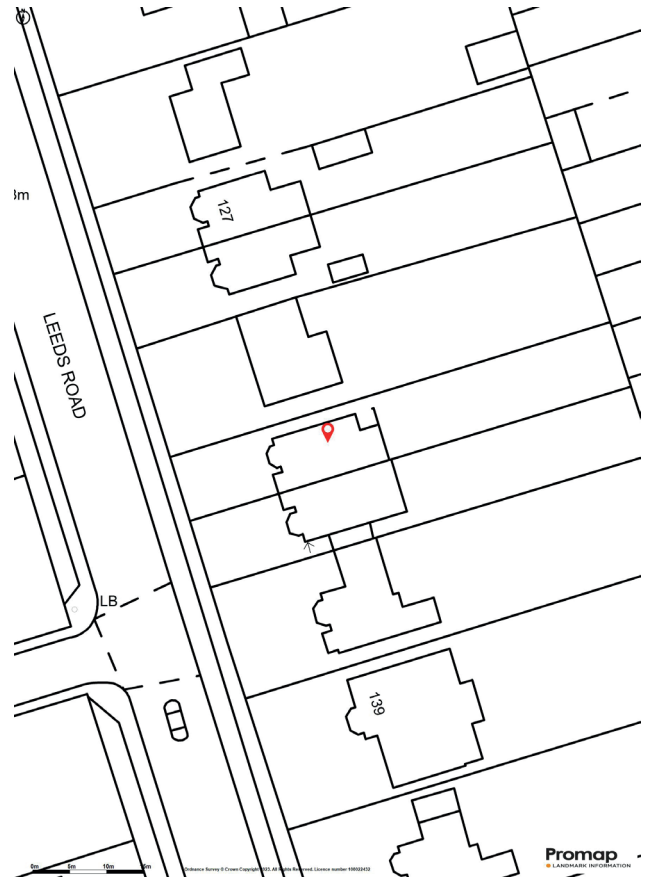
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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