



VERITY
FREARSON

86 LEEDS ROAD, HARROGATE, HG2 8HB

PRICE GUIDE £1,495,000

86 LEEDS ROAD,

Harrogate, HG2 8HB

A stunning five-bedroom detached house which has been extended and modernised to an exceptional standard, having a large and attractive garden, situated in this popular location on the south side of Harrogate, well served by excellent amenities and local schools.

This impressive property provides high-quality accommodation finished to an immaculate standard and provides generous and flexible accommodation. On the ground floor there are three good-sized reception rooms, together with a study, conservatory, a stunning open plan kitchen and living area with bespoke hand-made fittings, as well as a cloakroom and utility room. On the first floor there are five good-sized bedrooms, including a master suite with dressing room and en-suite bathroom, and there is also a second en-suite and modern family bathroom.

The superb home occupies a generous plot and has electric gates leading to a gravel drive, which provides ample off-road parking and leads to the integral garage. To the rear of the property, there is a large south west facing garden with lawn, mature borders and extensive paved entertaining space.



4 Reception Rooms · Conservatory · Living Kitchen · Utility Room · Cloakroom · Pantry

5 Bedrooms · 2 En-Suites · House Bathroom

Generous Off-Road Parking · Integral Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window to the front and further windows to the side. Wood-burning stove.

LIVING ROOM

A further large reception room with bay window to rear and patio doors leading to the garden. Contemporary wall-mounted living-flame gas fire. Built-in TV and surround-sound.

STUDY

Providing a useful workspace.

CLOAKROOM

With white WC and washbasin.

AMDEGA CONSERVATORY

Providing a further sitting area with windows, log burner, glazed doors overlooking the garden. Glazed roof.

LIVING KITCHEN

A stunning kitchen with sitting area and windows and glazed doors overlooking the garden. The kitchen comprises a range bespoke hand-made, stylish

wall and base units with worktop, sink, boiling-water tap, island and breakfast bar. Integrated appliances include gas hob, double oven, integrated dishwasher, fridge and freezer and bespoke drinks cabinet.

WALK-IN PANTRY

Providing excellent storage.

DINING ROOM

A further reception room with bay window to the front.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine, tumble dryer and built in freezer. Access to the integral garage and an external door leads to the garden.

FIRST FLOOR

BEDROOMS

There are five bedrooms on the first floor. The main bedroom is a large double bedroom with vaulted ceiling, bay window, and skylight window, with a large dressing room with fitted clothes storage and en-suite bathroom. There is also a second en-suite serving bedroom 2.

EN-SUITE 1

A modern white suite comprising wall-hung WC, twin washbasins set atop a vanity unit, large walk-in shower and free-standing bath. Fitted mirrored TV. Tiled walls and floor with under-floor heating and heated towel rail.

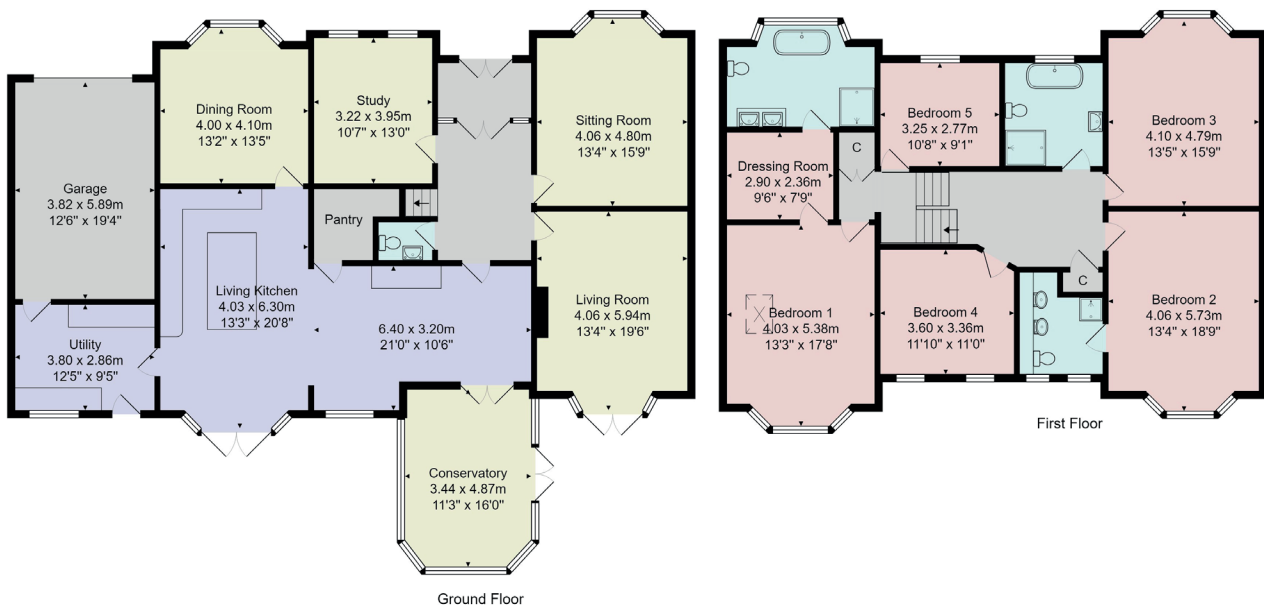
EN-SUITE 2

A modern white suite comprising WC, twin washbasins set within a vanity unit and large walk-in shower.

BATHROOM

A modern wide suite comprising wall-hung WC, washbasin set atop a vanity unit, large walk-in shower, and free-standing bath. Tiled walls and floor. Heated towel rail and underfloor heating.

FLOOR PLAN



Total Area: 330.7 m² ... 3559 ft²

All measurements are approximate and for display purposes only.

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Outside

Electric gates provide access to a generous gravelled driveway, which provides ample off-road parking to the front of the property and leads to the integral garage. To the rear of the property there is a large and attractive garden with lawn, patio and mature borders. Timber garden shed.

Agent's Note

The property has the benefit of multi-room networking and built-in speakers throughout the house.

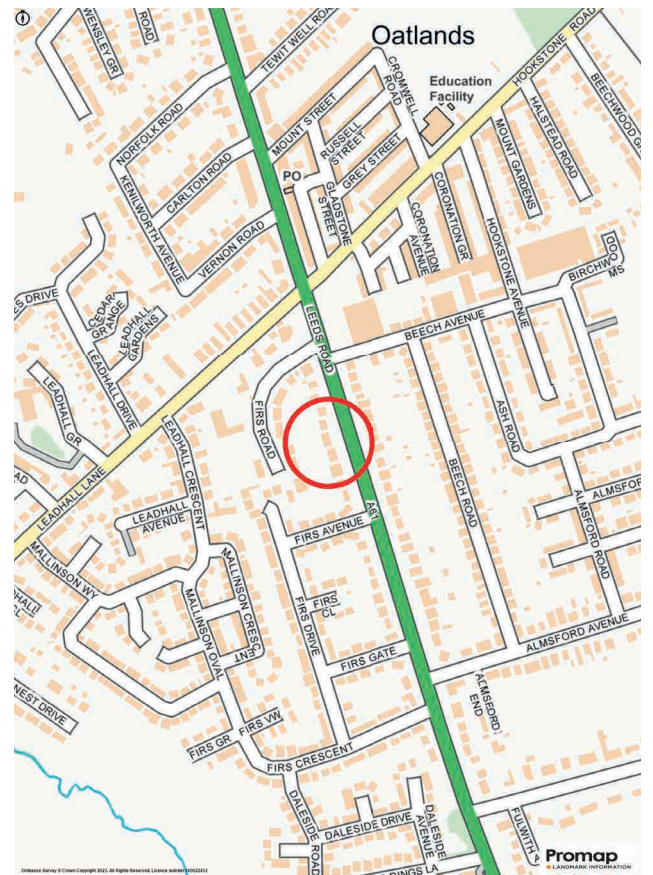
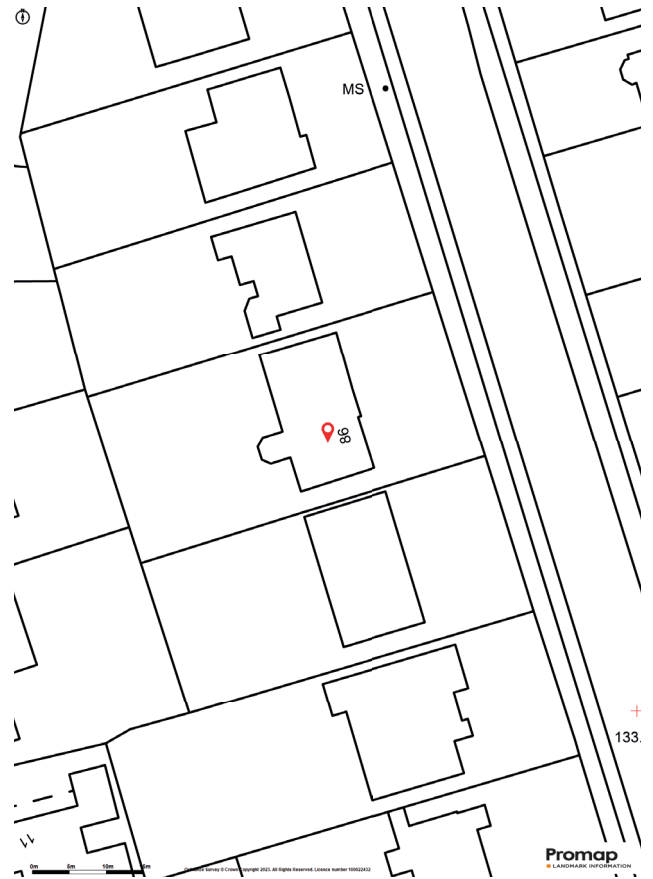
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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