



VERITY  
FREARSON

2 LEADHALL LANE, HARROGATE, HG2 9NE

OFFERS OVER £899,000

## 2 LEADHALL LANE,

*Harrogate, HG2 9NE*

**A beautifully presented and very spacious five-bedroom double-fronted period town house with ample parking and attractive garden, situated in this desirable location on the south side of Harrogate, well served by local amenities and schools.**

This impressive property extends to over 2,500 square feet and has been updated and modernised to a very high standard. On the ground floor there is a stunning open-plan living area and stylish fitted kitchen with bi-folding doors leading to the rear garden. There is a separate spacious reception room with bay window as well as a utility room and downstairs WC. Upstairs, there are five large bedrooms, all of which are good-sized double rooms, a modern family bathroom, and two en-suite bathrooms. The master bedroom is of impressive proportions, with a vaulted ceiling, fitted wardrobes and dressing area, access to eaves storage space and a superb open-plan modern en-suite bathroom, which has a free-standing bath beneath a large Velux window.

There is parking to the front of the property and to the rear there is an attractive enclosed garden with artificial grass and patio.



Sitting Room · Living Kitchen · Utility Room

5 Spacious Bedrooms · 2 En-Suite Bathrooms · Bathroom

Ample Off-Road Parking · Attractive Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with bay window to front with fitted shutters. Fitted shelving.

#### LIVING KITCHEN

A stunning open-plan, living kitchen with sitting and dining areas, bay window to front with fitted shutters, inset contemporary gas fire and fitted cupboards. The stylish kitchen comprises a range of modern fitted units with island and breakfast bar. Electric hob, double oven and warming drawer, integrated fridge / freezer and dishwasher. Glazed bi-folding doors lead to the garden.

### UTILITY ROOM

With fitted wall and base units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Glazed door leads to the garden.

### FIRST FLOOR

#### BEDROOM 2

A large double bedroom with bay window to front with fitted shutters. Ornamental fireplace.

#### EN-SUITE BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

#### BEDROOM 3

A double bedroom with window to front.

#### BEDROOM 4

A further good-sized bedroom. (Currently used as a cinema room with projector, which are available by way of separate negotiation.)

### BATHROOM

A white suite comprising WC, washbasin, large, walk-in, shower and free-standing bath. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 1

An impressive large bedroom with vaulted ceiling fitted wardrobes and ensuite. Access to large eaves storage area.

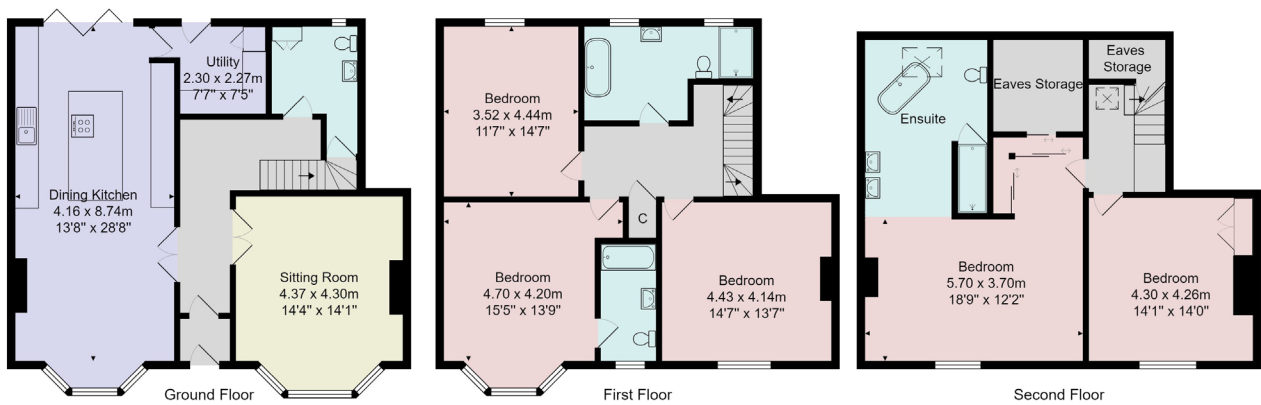
#### EN-SUITE BATHROOM

A white modern suite with WC, twin washbasins set within a vanity unit, shower and free-standing bath with large Velux window over. Heated towel rail.

#### BEDROOM 5

A large double bedroom with vaulted ceiling, feature rustic brick wall, fitted wardrobe, ornamental fireplace and steps leading to a mezzanine play area.

# FLOOR PLAN



Total Area: 233.9 m<sup>2</sup> ... 2517 ft<sup>2</sup> (excluding eaves storage)

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**

A timber gate leads to the driveway to the front providing ample parking. To the rear there is an attractive garden with artificial grass and porcelain tiled sitting area. Outdoor lighting.

**Position**

This superb family home is situated in a popular south Harrogate position, well served by a range of excellent amenities on the doorstep, is close to sought-after local schooling and just a short distance from Harrogate town centre.

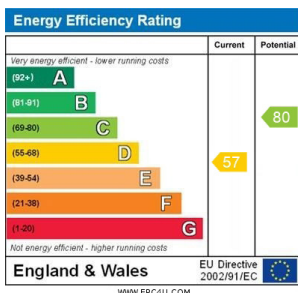
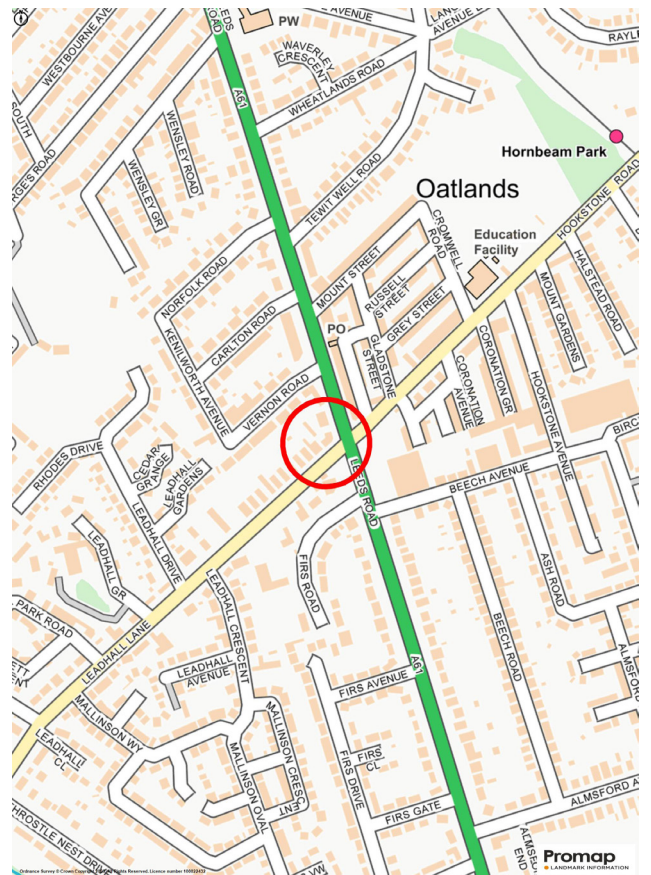
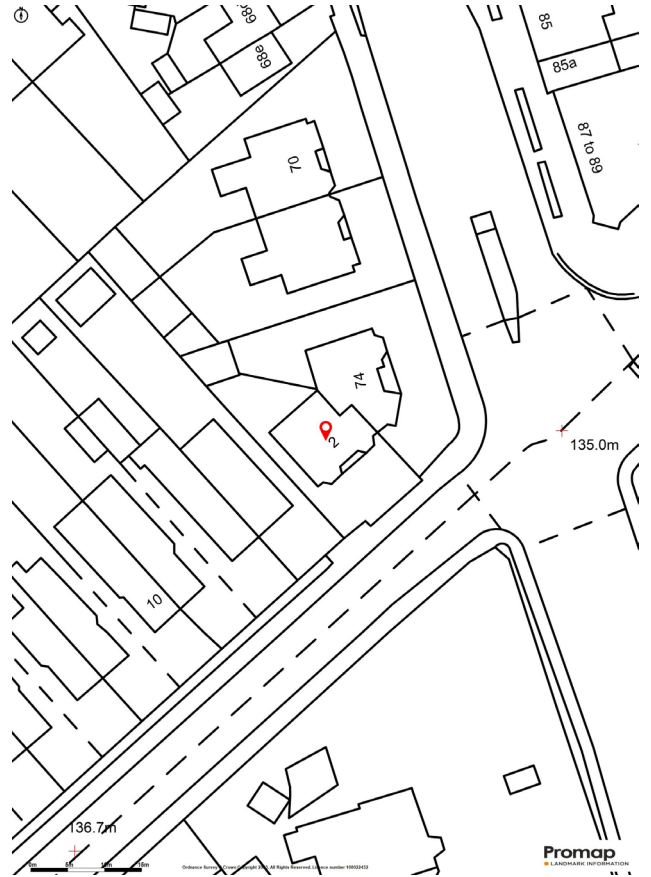
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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