



VERITY  
FREARSON

15 LEADHALL ROAD, HARROGATE, HG2 9PE

OFFERS OVER £1,500,000

# 15 LEADHALL ROAD,

*Harrogate, HG2 9PE*

**An exceptional six bedroomed detached contemporary home which has been skilfully developed and extended to provide stunning accommodation extending to 3530 ft.<sup>2</sup> occupying a generous plot, situated within this fashionable South Harrogate location.**

This is a beautifully presented home providing stylish accommodation comprising three reception rooms together with a stunning open plan living kitchen dining with modern kitchen appliances and glazed doors offering a delightful aspect over the rear garden. There is also a downstairs cloakroom and utility room. Upstairs there are six bedrooms, including a large master bedroom suite with dressing room and ensuite bathroom. In total, there are three ensuite bathrooms, and a modern house bathroom.

A particular feature of the property is the large and attractive garden to the rear with extensive lawned and decked seating area. Driveway provides ample parking and leads to an integral garage.



3 Reception Rooms · Living Kitchen Dining · Sitting Room · Cloakroom · Utility Room · Playroom

6 Bedrooms · Dressing Room off Master Suite · 3 En-Suites · Bathroom

Off-Road Parking · Large integral Garage · Large Lawned Gardens · Planning approval for large Garden Room (Gymnasium, Office, Sunlounge etc)







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

A spacious reception hallway with tiled floor and oak staircase with glass balustrade leading to the first floor.

### SITTING ROOM

A spacious reception room with inset, contemporary feature fireplace, with electric fire. Glazed sliding doors to the front.

### DAYROOM

With glazed doors leading on to decking and overlooking rear garden. Underfloor heating.

### LIVING KITCHEN DINING

A stunning open plan Living area and kitchen with part double height vaulted ceiling and window and sliding glazed doors overlooking the garden. The stylish modern kitchen comprises a range of contemporary fitted units with quartz worktop and breakfast bar. Induction hob, double

oven, Quooker tap and warming drawer, integrated dishwasher and full height, fridge. Underfloor heating.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and dryer and integrated freezer.

### CLOAKROOM

With WC and basin set within a vanity unit. Heated towel rail.

### PLAYROOM

Providing a further reception room or office space with window to front.

### BEDROOMS

There are six bedrooms on the first floor, one of which could be used as a study/office. A stunning master bedroom suite with window and glazed door leading to a Juliet balcony with delightful aspect over the rear garden. There is a large dressing room and stunning ensuite

both with underfloor heating.

### MASTER ENSUITE 1

A modern white suite comprising WC, twin basins set within a vanity unit, walk in shower and freestanding bath. Tiled floor with underfloor heating and heated towel rail.

### ENSUITE 2

A white modern suite comprising WC, basin set within a vanity unit and shower. Tiled floor and heated towel rail.

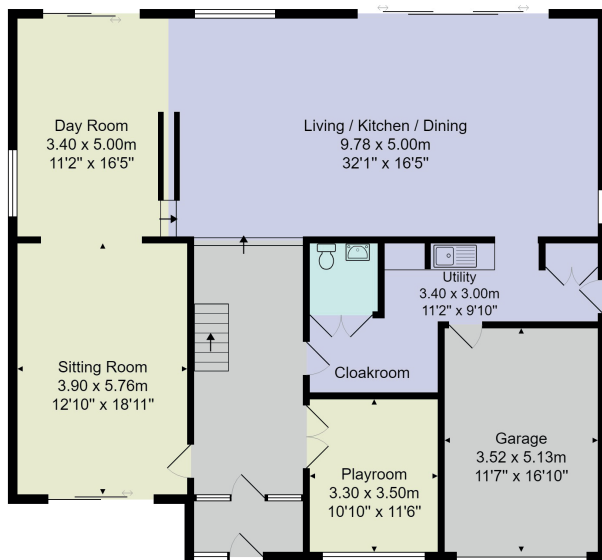
### ENSUITE 3

A white modern suite, comprising WC, basin set within a vanity unit and shower. Heated towel rail. Tiled walls and floor.

### BATHROOM

A modern suite comprising WC, basin set within a vanity unit, shower and freestanding bath. Fitted cupboards. Heated towel rail. Tiled walls and floor.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 328.0 m<sup>2</sup> ... 3530 ft<sup>2</sup> (excluding void)

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 drive provides parking and leads to a large integral garage with electric door. To the rear of the property there is a very good sized and attractive garden with mature borders, large lawn area and extensive decked sitting areas.

**Position**

Leadhall Road is fashionable and most convenient residential position to the south side of the town, 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.

**Agents Note**

Planning approval for large Garden Room/ Gymnasium/Office/Sun lounge etc) in rear garden. Foundations are in place.

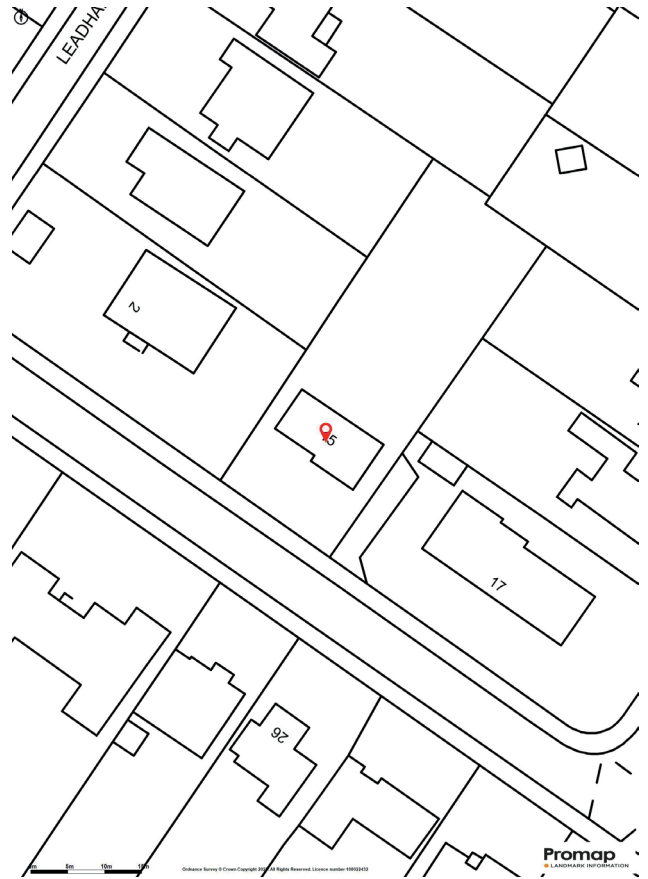
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	69	77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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