



VERITY  
FREARSON

23 ST LEONARD'S ROAD, HARROGATE, HG2 8NX

GUIDE PRICE £600,000

# 23 ST LEONARD'S ROAD,

*Harrogate, HG2 8NX*

**A beautifully presented and newly extended four-bedroom semi-detached house with garden and driveway, situated in this popular location close to excellent schooling.**

This super property has been extended and modernised to a high standard by the current owners to provide generous and flexible accommodation. On the ground floor there is a stunning open-plan living kitchen with separate sitting and dining areas with bi-folding doors overlooking the garden, together with a sitting room, utility and cloakroom. Upstairs, there are four good-sized bedrooms a modern house bathroom and stunning en-suite shower room. The property has a good-sized garden with lawn and patio.



Sitting Room · Living Kitchen · Cloakroom · Utility

3 Bedrooms · En-Suite

Off-Road Parking · Garage · Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with bay window.

#### LIVING KITCHEN

Stunning open plan living kitchen with sitting and dining areas, skylight windows and bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units with quartz worktops, island and breakfast bar. Induction hob, double sliding ovens, wine fridge and integrated dishwasher. Quooker boiling water tap.

#### CLOAKROOM

With WC and basin set with a vanity unit.

### UTILITY

With fitted cupboards, space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOMS

There are three bedrooms on the first floor.

#### BATHROOM

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

### SECOND FLOOR

#### BEDROOM

The main bedroom is located on the second floor and has fitted wardrobes and eaves storage.

#### ENSUITE

A white modern suite with WC, basin, set atop a vanity unit and large walk in shower. Heated towel rail. Tiled walls and floor.

# FLOOR PLAN



Total Area: 166.8 m<sup>2</sup> ... 1795 ft<sup>2</sup>

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 driveway provides parking and leads to a garage/store. To the rear, there is a garden with lawn, planted borders and patio. Electric car charging point.

**Position**

This impressive family home is situated in this ever-popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

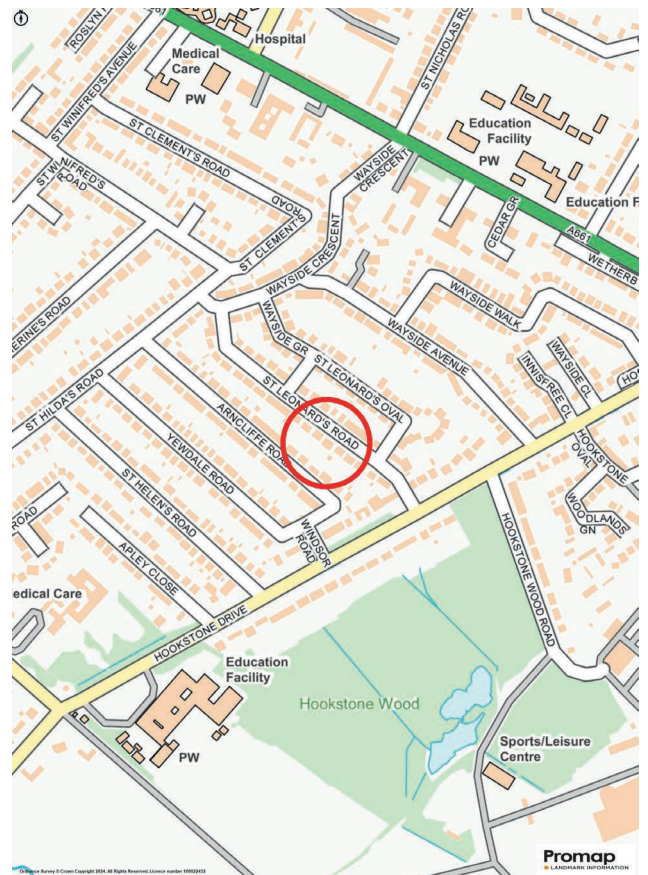
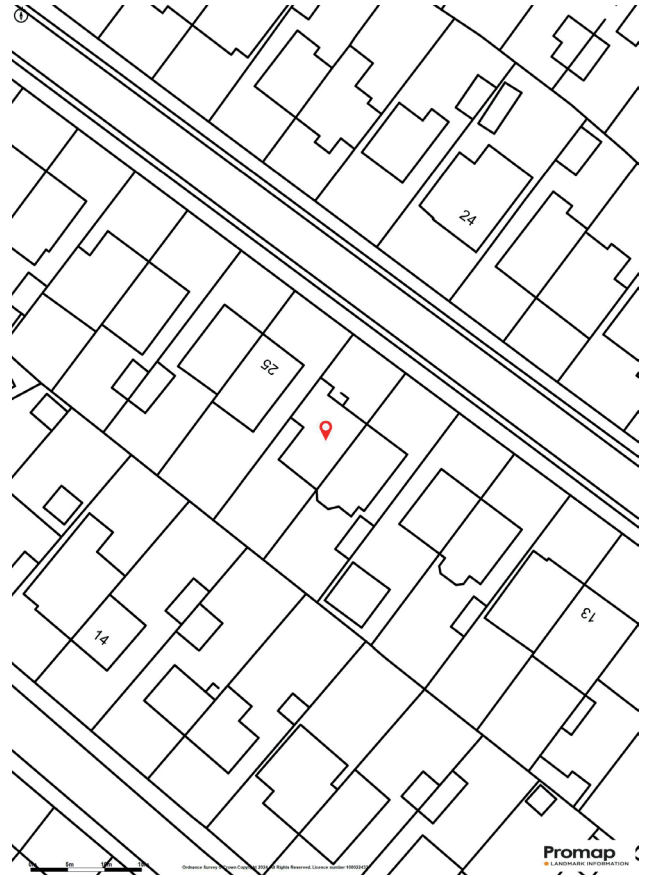
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	70	80
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			

Harrogate

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