



12 St Leonard's Road, Harrogate, North Yorkshire, HG2 8NX

£465,000

Offers Over

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A three-bedroom detached family home with large corner plot, drive and single garage, situated in this sought-after district of Harrogate, well served by excellent amenities and schools.

This super property provides generous accommodation comprising two reception rooms and kitchen, together with three bedrooms and a shower room. A particular feature of the property is its large plot, with garden to the side and rear. There is huge potential to update and extend the property, subject to obtaining the necessary consents.

The property is situated within the popular "Saints" area of Harrogate, well served by local amenities and popular schools, within walking distance of a railway station, the Stray and just a short distance from Harrogate town centre.





GROUND FLOOR RECEPTION HALL

A spacious reception hall with under-stairs cupboard.

SITTING ROOM

A large reception room with bay window and tiled fireplace.

DINING ROOM

Further reception room with window overlooking the garden. Tiled fireplace.

KITCHEN

With fitted units and space for appliances.

FIRST FLOOR

SHOWER ROOM

With washbasin and shower. Heated towel rail. Storage cupboard.

SEPARATE WC

BEDROOMS

There are three good-sized bedrooms on the first floor, the two larger bedrooms are both good-sized doubles and have tiled ornamental fireplaces.

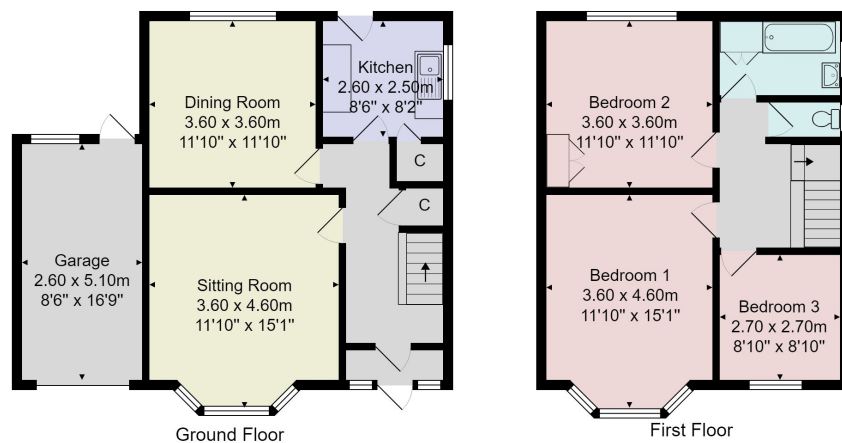
OUTSIDE

The property occupies a generous plot with gardens to the side and rear and has huge potential to extend the house, subject to obtaining the necessary consents. A driveway provides parking and leads to a single garage.

Tenure - Freehold

Council Tax Band - E





Total Area: 115.1 m² ... 1239 ft²

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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