



VERITY
FREARSON

23 LEADHALL DRIVE, HARROGATE, HG2 9NL

OFFERS OVER £500,000

23 LEADHALL DRIVE,

Harrogate, HG2 9NL

A three-bedroom detached property providing generous accommodation an attractive garden, driveway and garage, situated within this desirable south Harrogate location.

The property provides well-maintained accommodation comprising two reception rooms, a spacious reception hall, a dining kitchen cupboard, utility room and downstairs shower room. Upstairs, there are three large bedrooms and a bathroom. The house has attractive gardens surrounding the property with driveway and integral garage. The property now offers buyers the opportunity to update and modernise the accommodation, or potentially extend to suit their requirements, subject to obtaining the necessary consents.

Leadhall Drive is a fashionable and most convenient residential position to the south side of the town, within walking distance of popular private and secondary schools, including Ashville College, and Harrogate Grammar School, Hornbeam Park railway station and Marks & Spencer's Food Hall. The property is located within a two-minute walk from open countryside, whilst being well placed for commuting to Yorkshire's principal business districts.



2 Reception Rooms · Breakfast Kitchen · Utility Room

3 Bedrooms · Bathroom · Shower Room · Attic Room

Off-Road Parking · Integral Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with windows to two sides and fireplace with open fire.

DINING ROOM

A further reception room providing a dining area.

BREAKFAST KITCHEN

With space for a dining table and a fitted kitchen with a range of wall and base units with electric hob, double oven, integrated fridge and freezer and dishwasher.

UTILITY ROOM

With units, sink and space for washing machine.

SHOWER ROOM

A useful ground-floor shower room with WC, washbasin and shower.

FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom which has a dual aspect and fitted wardrobes.

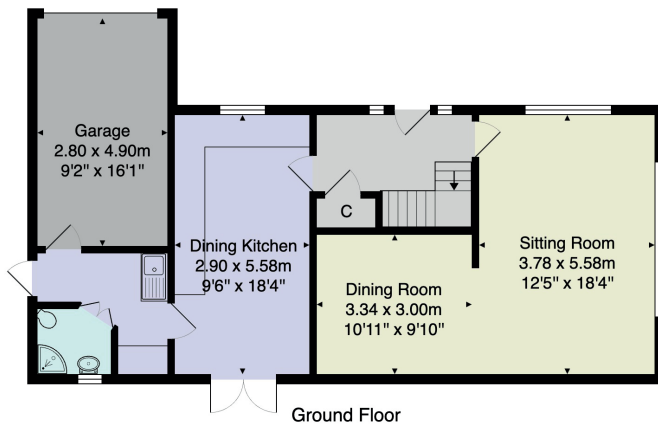
BATHROOM

A white suite comprising WC, washbasin, bath and shower.

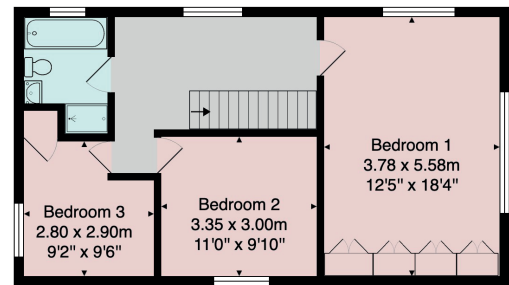
SECOND FLOOR ATTIC ROOM

Steps lead to a large attic room, which provides useful additional accommodation and storage.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 137.2 m² ... 1477 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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Outside

A drive provides parking and leads to an integral garage with light and power. There is an attractive garden surrounding the property with lawn and patio areas and plant borders.

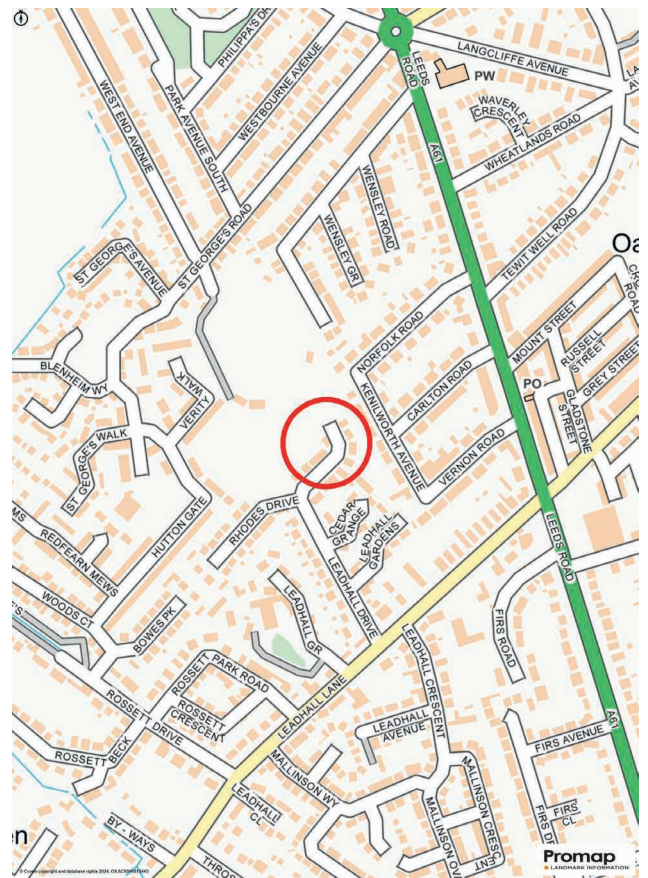
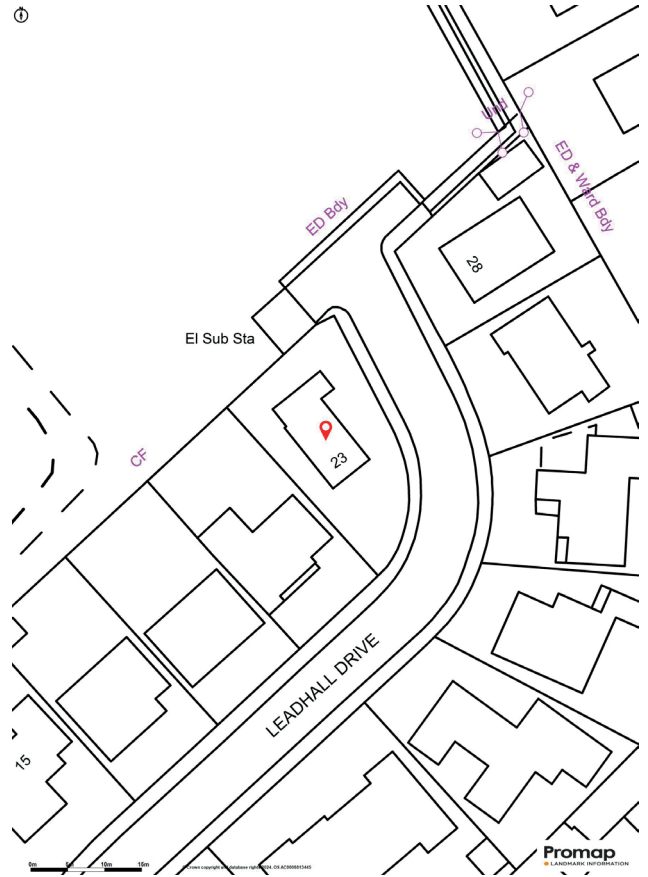
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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