

VERITY
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THE HARROGATE ESTATE AGENT

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

£495,000

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THE HOME OF PROPERTY
• SINCE •
1921

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

A beautifully presented three-bedroom semi-detached house which has been extended to provide generous living accommodation, within this highly desirable location well served by excellent local amenities.

This super property has generous living accommodation with an extended sitting room, together with separate dining room and good-sized, modern breakfast kitchen. There is also a spacious hallway and downstairs WC. Upstairs, there are three good-sized bedrooms, together with a modern bathroom. There is a driveway to the front which provides ample off-road parking and leads to a garage and to the rear there is an attractive garden with southwesterly aspect. The property also benefits from central heating radiators.

The property is situated in this sought-after location well served by excellent local amenities, popular schools, close to the Stray and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A spacious hallway with under-stairs cupboard.

SITTING ROOM

A large extended living area with feature fireplace with living-flame gas fire and patio doors leading to the garden.

DINING ROOM

A further reception room with bay window.

CLOAKROOM

With WC and washbasin.

KITCHEN

A modern kitchen with fitted table and dining area. The kitchen comprises a range of stylish modern units with induction hob, integrated double oven and combination microwave, integrated dishwasher, fridge / freezer and washing machine.



FIRST FLOOR

BEDROOMS

On first floor there are three good-sized bedrooms, all with wardrobes.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit, bath and large walk-in shower. Tiled walls and floor with under-floor heating. Heated towel rail. Fitted cupboard housing a modern combination boiler.



OUTSIDE

A drive provides parking and leads to a single garage which has light and power. There is an attractive garden with lawn, well-stocked planted borders and patio. Timber garden shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 119.6 m² ... 1287 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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