



71 St Leonard's Road, Harrogate, North Yorkshire, HG2 8NS

£550,000

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A substantially extended four/five bedroom detached family house situated in this popular and highly convenient location.

St Leonard's Road is a quiet residential avenue, well served by local shops and services and within easy walking distance of excellent primary and secondary schools, Harrogate town centre is only one mile distant via the famous Stray. An internal inspection of this excellent home is strongly recommended.

This property offers a unique opportunity to a family with a disabled member, since it has been modified for wheelchair access and also incorporates a through-floor lift to the first floor and a wet-room. The ramp and lift could be removed by the vendor, if required.





GROUND FLOOR RECEPTION HALL

LOUNGE

Bay window to front and coved ceiling. Living-flame gas fire.

DINING ROOM

Patio doors leading to the private rear garden. Lift to Bedroom 3 on the first floor.

KITCHEN

Windows to rear and side. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. Built-in gas hob with extractor hood above and split-level double oven and microwave. Integrated dishwasher and plumbing for washing machine. Under-stairs storage cupboard.

SIDE LOBBY

With exterior door leading to the rear garden.

CLOAKROOM

Low-flush WC and vanity unit incorporating washbasin with cupboard below.

STUDY/BEDROOM 5

Potential to use as downstairs fifth bedroom. Window to front and coved ceiling.



FIRST FLOOR

BEDROOM 1

Bay window to front and coved ceiling. Full-width fitted wardrobe with sliding doors.

BEDROOM 2

Window to front and coved ceiling.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle, low-flush WC and vanity unit incorporating wash-hand basin with storage cupboard below. Window to rear.



BEDROOM 3

Windows to rear and side and coved ceiling. Lift to dining room.

BEDROOM 4

Window to front.

WET ROOM

Window to side. Modern suite comprising wet room with fitted shower, WC and pedestal washbasin. Fully tiled walls and chrome ladder-style heated towel rail. Fitted airing cupboard houses the hot-water cylinder.

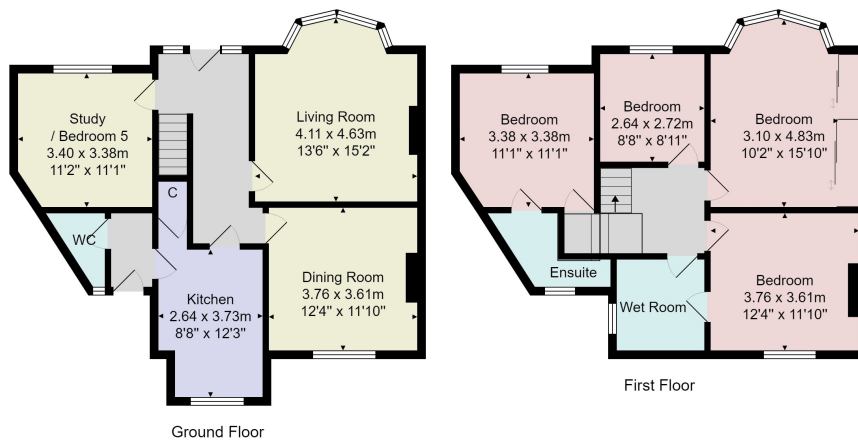


OUTSIDE

Lawned gardens to front. Ramp provides wheelchair access to front door. Double-width tarmac driveway provides ample off-street parking and leads to attached single garage with electricity supply and up-and-over door. To the rear of the property is a private enclosed lawned garden with pleasant southwest aspect. Block-paved patio area.

Tenure - Freehold

Council Tax Band - E



Total Area: 135.0 m² ... 1453 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

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