



VERITY  
FREARSON

12 LEADHALL WAY, HARROGATE, HG2 9PG

OFFERS OVER £850,000

# 12 LEADHALL WAY,

*Harrogate, HG2 9PG*

**A very well-presented five-bedroom detached family home occupying a generous plot with attractive south-facing garden, generous driveway and double garage, situated in this quiet cul-de-sac position within a sought-after south Harrogate location.**

This attractive home provides generous and flexible accommodation with five bedrooms, a modern bathroom and two en-suite shower rooms. On the ground floor there is a large hallway, sitting room with wood-burning stove, an open-plan living area and kitchen, together with a utility room. The property occupies a generous plot, having a driveway which provides ample parking, a double garage and a large, attractive south-facing garden with lawn and patio.

This delightful property is situated in a popular and convenient location on the south side of Harrogate, well served by local amenities and popular schooling and within walking distance of Hornbeam Park railway station, which provides easy access to York, Harrogate town centre and Leeds.



Sitting Room · Living Kitchen · Cloakroom · Utility Room

5 Bedrooms · 2 En-Suite Shower Rooms · Bathroom

Ample Off-Road Parking · Double Garage · Attractive South-Facing Lawned Garden







## ACCOMMODATION

### GROUND FLOOR

#### LARGE ENTRANCE PORCH

Leads to -

#### RECEPTION HALL

A spacious reception hall with fitted coat cupboards.

#### SITTING ROOM

A good-sized reception room with wood-burning stove.

#### LIVING KITCHEN

A stunning open-plan living kitchen with space for sitting and dining areas with glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with granite worktops, integrated dishwasher and range cooker.

#### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. External door to the side.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOMS

There are five bedrooms on the first floor, two of which have en-suite shower rooms.

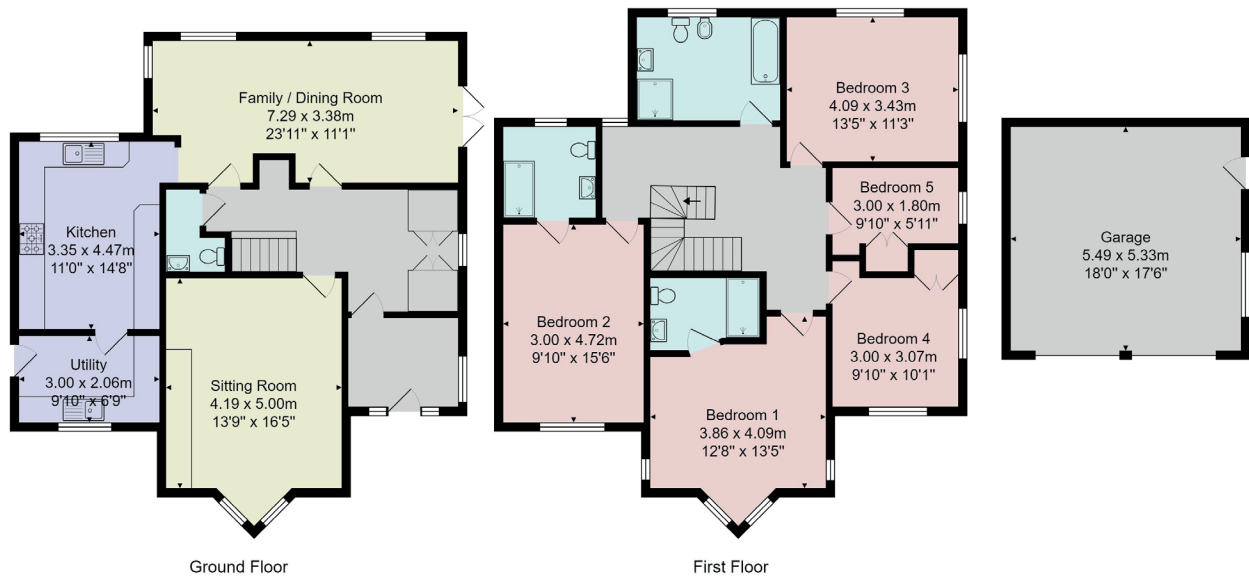
#### BATHROOMS

There are two en-suite shower rooms, each with modern fittings, and tiled walls and floor. The main bathroom has a modern white suite and comprises a WC, washbasin, bidet, bath and shower.

#### LOFT

A pull-down ladder provides access to a useful loft room, providing storage space.

# FLOOR PLAN



Total Area: 196.6 m<sup>2</sup> ... 2117 ft<sup>2</sup> (excluding garage)

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 shared drive provides access to the property. To the rear there is a private block-paved driveway providing ample off-road parking, which leads to a detached double garage. The property has the benefit of a large, attractive south-facing garden with lawn, well-stocked, planted borders, paved sitting area and potting shed. There is access to an under-croft storage area providing useful storage space under the property with restricted head height.

**Agent's Notes**

The property has the benefit of a new roof to the original part of the house which was installed approximately three years ago. A covenant prevents shrubs, trees and building more than three metres tall within three metres of the boundary. The covenant also prevents any windows being installed in the garage, facing the boundary. The building is not to be used for business or trade purposes.

The property has the benefit of a recently fitted combi gas central heating boiler.

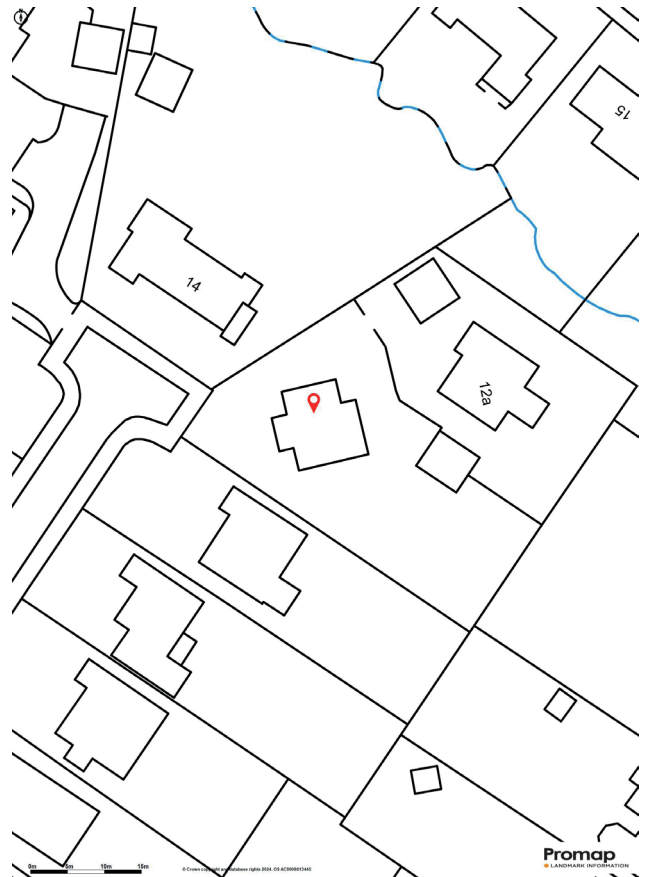
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	80

England & Wales EU Directive 2002/91/EC

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