



HARROGATE ROAD, LS17

GUIDE PRICE £550,000

NORTH
RESIDENTIAL

A fantastic detached home within striking distance of excellent amenities .

A beautifully presented detached family home boasting a fantastic plot, perfectly positioned and set back on the Harrogate Road within equidistant between Moortown Corner and Chapel Allerton.

Within striking distance to excellent local schools, shops, eateries and transport links – giving easy access to Leeds and Harrogate.

Offering flexible and well-proportioned accommodation and boasting in excess of 1,750 sq ft of internal accommodation, along with two separate garages, private driveway and a well-manicured front and private rear garden.

This charming home can be tailored to suit a variety of different buyers, along with fantastic scope to make it your own.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
F

EPC Rating
D



Property Description.

In brief the property comprises; a warm and welcoming entrance hallway offering access to a spacious kitchen with fitted units, integrated appliances, breakfast bar, walk in pantry and access to the garden. Adjacent to the kitchen is a sitting room with bay window to the rear elevation and feature fireplace – the current configuration of the kitchen and sitting room offers an excellent opportunity to knock through and create an open plan living space with access directly to the garden.

To the front of the property is a dining room with large bay window to the front elevation and access to the family room, study/ bedroom 5, w/c and external side door – this room, offers potential to be an occasional bedroom or permanent annex.

To the first floor are for double bedrooms all of which are serviced by a large family bathroom with both bath and shower with additional separate toilet.

Outside and to the front of the property is a driveway with parking for numerous cars and access into the garage. A large lawned area with planted borders and mature hedging offers great privacy and fantastic curb appeal to the front of the house.

To the rear the fully enclosed and private garden is mainly laid to lawn with a decked seating area and established boundaries providing a high degree of privacy – the garden is a perfect space to enjoy with friends and family.

*Access to the second garage is down the side of the property to the right.

Services

We are advised that the property has Gas central heating, mains water and mains drainage.

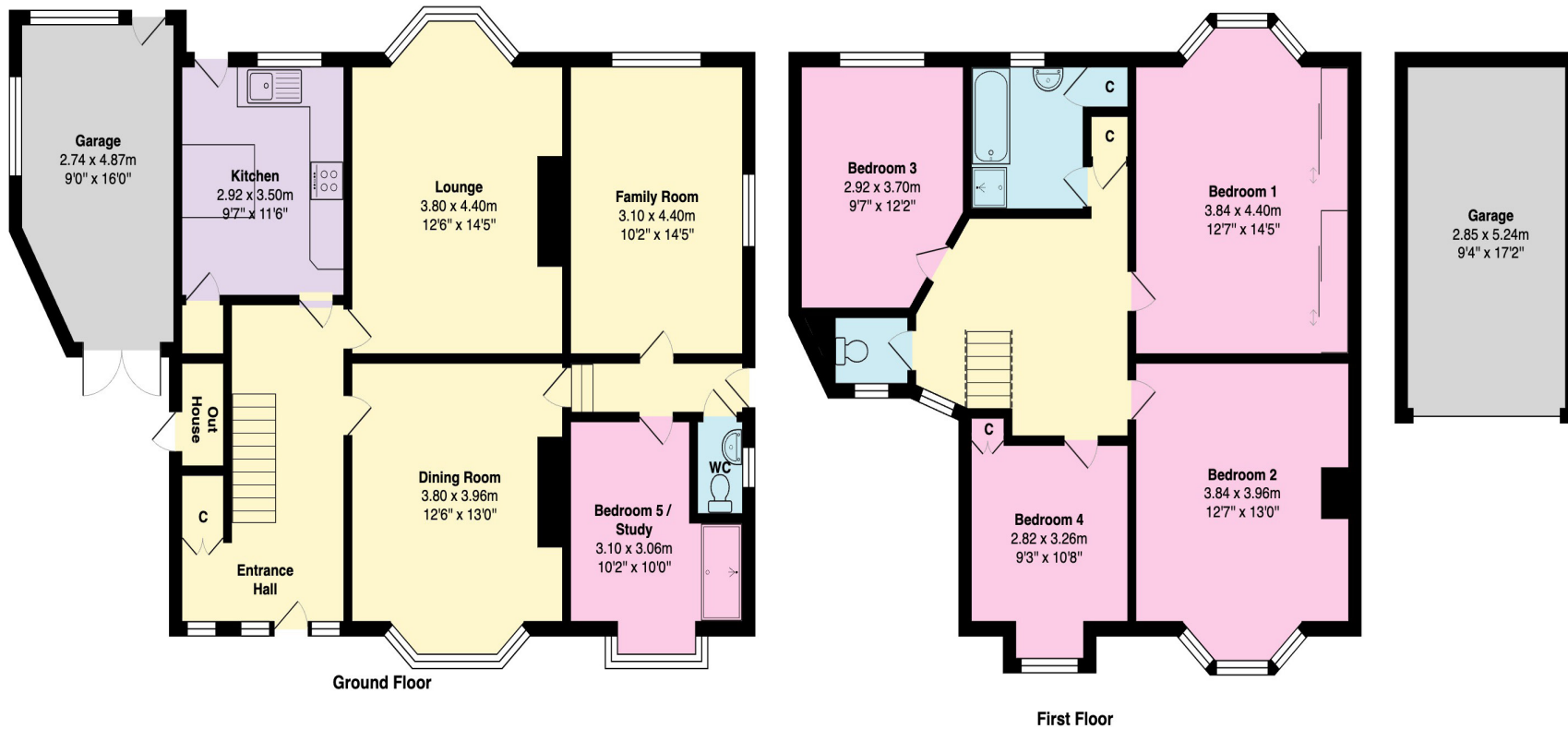


Location (LS17 6LY)

Situated within striking distance of Roundhay Park, Canal Gardens and the tennis courts and only moments from the vibrant restaurants and coffee houses of both Moortown, Street Lane and Chapel Allerton; makes this an enviable location.

There are excellent schools within easy reach both public and private. The property is ideally placed for access into Leeds city centre and on to the region's motorway network. London is just over two hours away via mainline train services which run from Leeds to London's Kings Cross. Leeds Bradford airport is approximately 8 miles away.





Total Area: 192.6 m² ... 2073 ft²

All measurements are approximate and for display purposes only

LEEDS OFFICE - 0113 526 0711 - ROUNDHAY, LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

NORTH
RESIDENTIAL

