



VERITY
FREARSON

100 LEADHALL LANE, HARROGATE, HG2 9PA

GUIDE PRICE £825,000

100 LEADHALL LANE,

Harrogate, HG2 9PA

A charming and most individual three / four-bedroom detached home enjoying an enviable and most attractive position close to open countryside, yet well placed for local amenities and within walking distance of a Marks & Spencer Food Hall, fashionable shopping parade and Hornbeam Park railway station. The characterful accommodation is complemented by mature southwest-facing gardens. An internal viewing is essential to appreciate the calibre and style of this superb home.



3 Reception Rooms · Kitchen · Shower Room

3 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Large Garage · Delightful Lawned Gardens







ACCOMMODATION

GROUND FLOOR

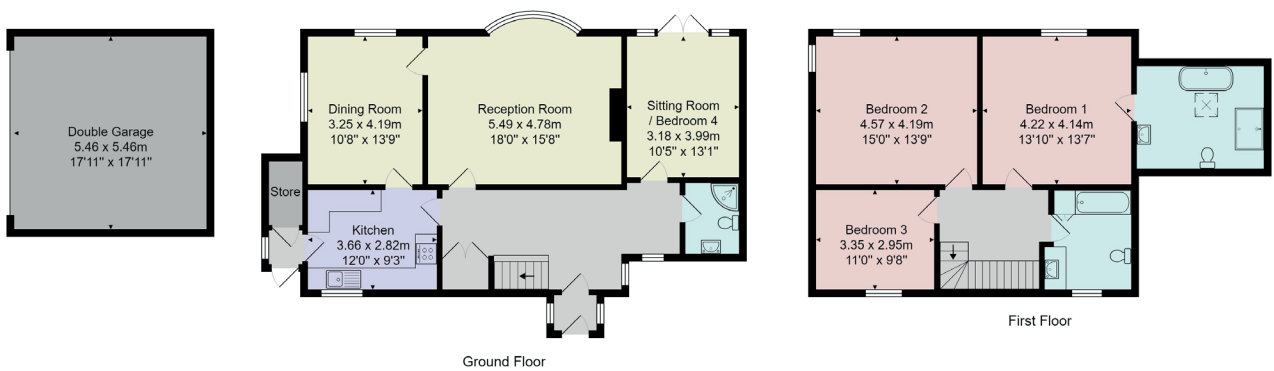
With double glazing and gas-fired central heating, the property comprises in brief entrance porch, spacious split level main reception hall with beamed ceilings and wall lights. Under-stairs storage cupboards and shower room. Sitting room with a feature fireplace and inset living-flame gas fire, wall lights and ceiling lights. Bay window to rear overlooking the gardens and door to the rear patios.

Dining room with window seat and beamed ceilings. Sitting room with tiled floors and double doors to the rear gardens. Fitted kitchen with integrated appliances, dark granite work surfaces and tiled floors. Ceiling beams. Door to a side entrance porch. Store house.

FIRST FLOOR

Landing leads to bedroom one with en-suite bathroom with separate shower stall, two bedrooms and a house bathroom with an airing cupboard.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 194.8 m² ... 2096 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

There is a stone-pillared entrance with double wrought-iron gates. Side driveway leads to a large garage with an electrically operated door. Yorkshire stone-flagged patios, ideal for garden furniture, stepping down to lovely split-level mature gardens with well-stocked borders.

Agents Note

All towel rails, although run from combi boiler, are electric when heating not on.

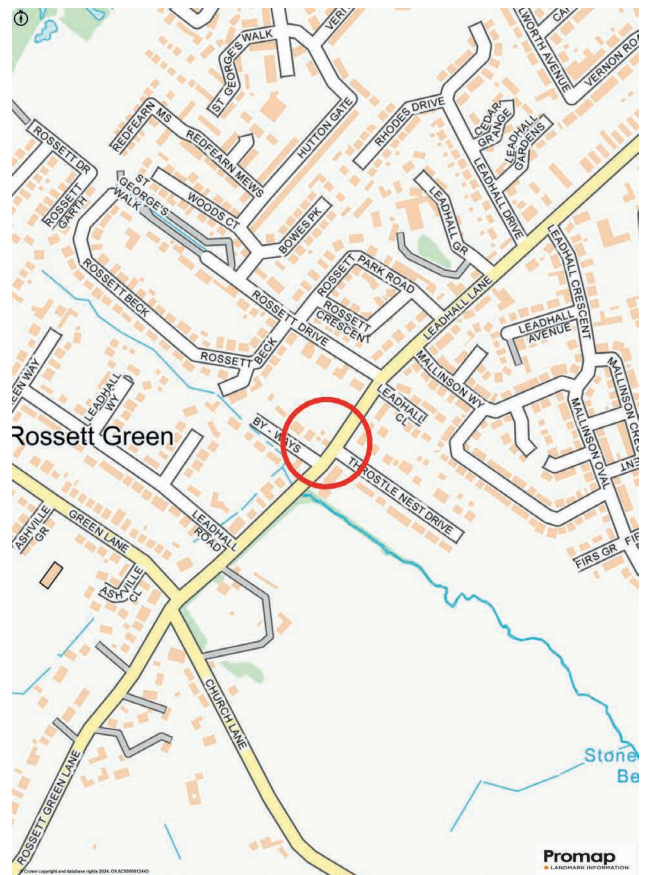
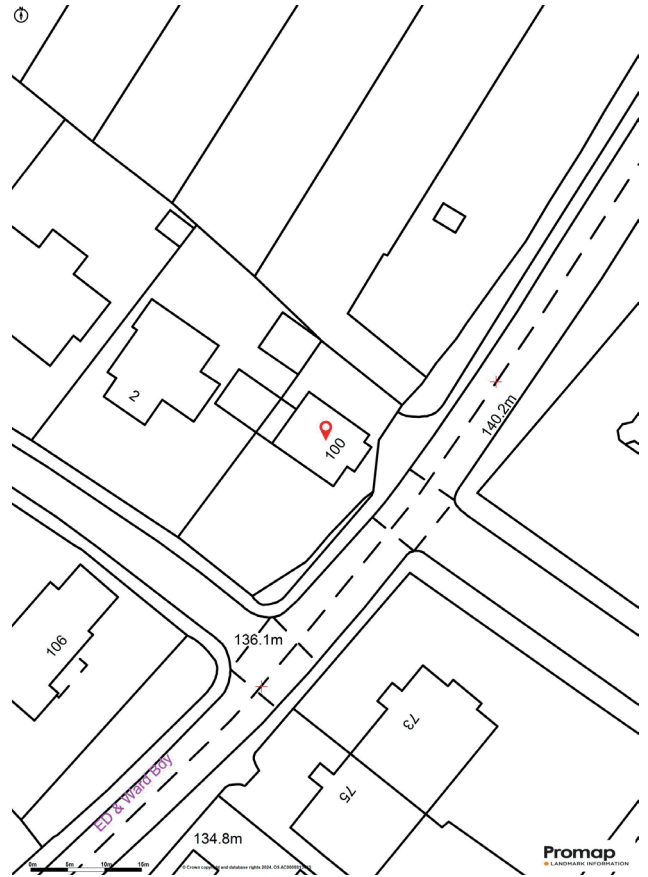
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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	58	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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