



2b Leyland Road, Harrogate, North Yorkshire, HG1 4RT

£175,000

Offers Over

## 2b Leyland Road, Harrogate, North Yorkshire, HG1 4RT

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A generously proportioned and well maintained one bed roomed semi-detached house with garden and parking, situated in a convenient location well served by local amenities and close to Harrogate town centre.

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This super property provides good sized and well presented one bed roomed accommodation, comprising of a sitting room, well equipped kitchen, double bedroom and modern bathroom. The property has the benefit of a good sized and attractive garden to the rear and off-road parking.

Leyland Road is a popular residential street just off Knaresborough Road, well served by excellent local amenities, close to the famous Harrogate Stray, the town centre and Harrogate Hospital. The property is also close to public transport links, being within walking distance of Harrogate and Starbeck railway stations and the town centre.





## Ground Floor

### Sitting Room

A porch leads to the sitting room providing a sitting and dining area with under stairs cupboard.

### Kitchen

Includes a range of fitted units with worktop and sink. Induction hob, double oven and space and plumbing for appliances.

## First Floor

### Bedroom

A spacious bedroom that comfortably fits a king sized bed with fitted cupboard.

### Bathroom

A modern white suite comprising WC, basin and bath with shower above. Heated towel rail.

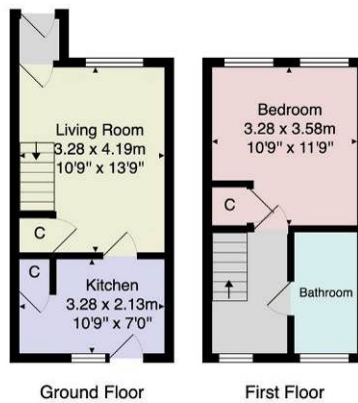
### Outside

To the rear of the property there is a good sized garden with decked sitting area and shed. Beyond the garden there is further outdoor space providing off-road parking area.

Freehold

Council Tax: B





Total Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>

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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