



VERITY
FREARSON

122 LEADHALL LANE, HARROGATE, HG2 9PA

OFFERS OVER £1,000,000

122 LEADHALL LANE,

Harrogate, HG2 9PA

An impressive and substantial detached family home occupying a generous corner plot and situated in this desirable south Harrogate location, close to popular local schools.

This attractive property is available for sale with no onward chain, and offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. The accommodation comprises generous living space on the ground floor with three large reception rooms, together with a kitchen and breakfast room. There is also a downstairs cloakroom and utility. On the first floor there are five bedrooms, which are all of very good proportions, a bathroom with a sauna and shower room.

A particular feature of this home is the large and attractive plot with mature gardens surrounding the property with lawn and planted borders. The driveway provides parking and leads to a single garage. There is also a veranda providing a covered sitting area to the front.

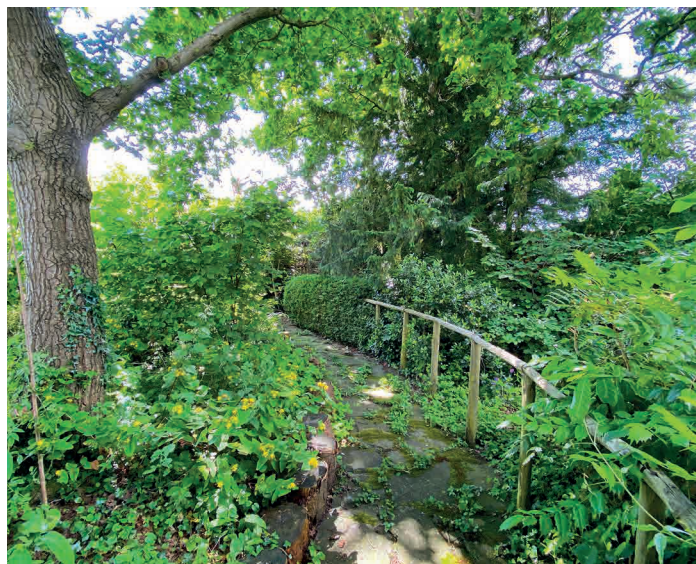


3 Reception Rooms · Kitchen / Breakfast Room · Utility Room · 2 Cloakrooms

5 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Garage · Generous Lawned Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

An impressive reception room with two bay windows and a feature fireplace with wood-burning stove.

FAMILY ROOM

A further reception room with feature fireplace, bay window and patio doors leading to a veranda. Fitted cupboards.

DINING ROOM

A third large reception room with ornamental fireplace and patio doors leading to the garden.

KITCHEN / BREAKFAST ROOM

The kitchen has a range of fitted wall and base unit with AGA, plus electric hob and oven, and space for additional appliances. Large pantry. Adjoining breakfast room, providing a further dining area with fitted storage.

CLOAKROOM 1

With WC and washbasin.

UTILITY ROOM

With worktop, sink and space for appliances.

CLOAKROOM 2

A further useful additional WC.

FIRST FLOOR

BEDROOM 1

A double bedroom with ornamental fireplace, fitted wardrobes, and washbasin set with a vanity unit.

BEDROOM 2

A large double bedroom with fitted wardrobes, windows on two sides, washbasin set within a vanity unit, and feature fireplace.

BEDROOM 3

A double bedroom with fitted wardrobes, washbasin set within a vanity unit, and windows to the front and rear.

BEDROOM 4

A double bedroom with windows on two sides and fitted wardrobes.

BEDROOM 5

A further bedroom office with fitted wardrobe.

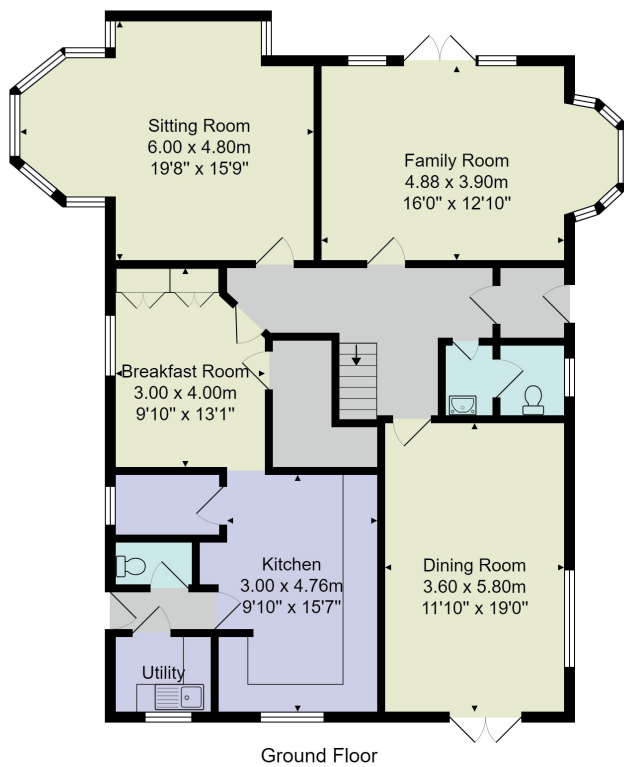
BATHROOM

With WC, washbasin set within a vanity unit, and heated towel rail

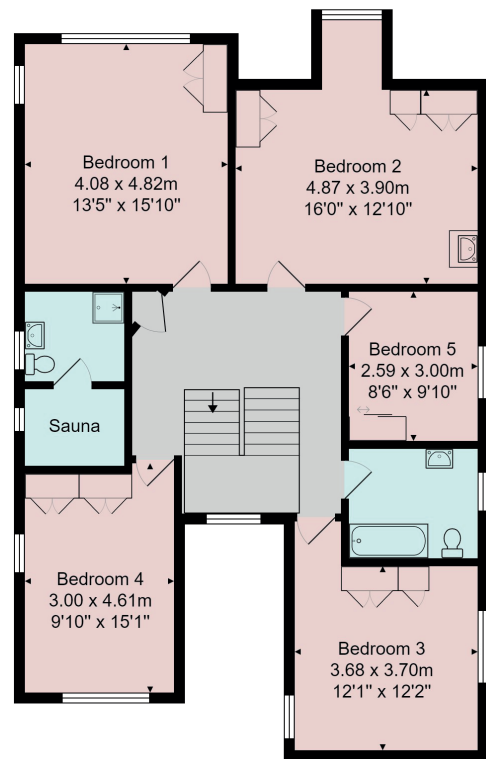
SHOWER ROOM

With WC, washbasin and shower.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 237.7 m² ... 2558 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

The property occupies a large and impressive plot. A driveway provides ample parking and leads to a garage. Attractive and mature gardens surround the property, with lawn, planted borders, sitting area and a beck running through the garden. There is also a summerhouse and timber garden sheds. A veranda provides additional covered sitting area to the front.

Location

The property enjoys a very popular and convenient location on the south side of Harrogate, wellplaced close to a range of amenities, including excellent schools, local shopping parade, Marks & Spencer Food Hall and Hornbeam Park railway station.

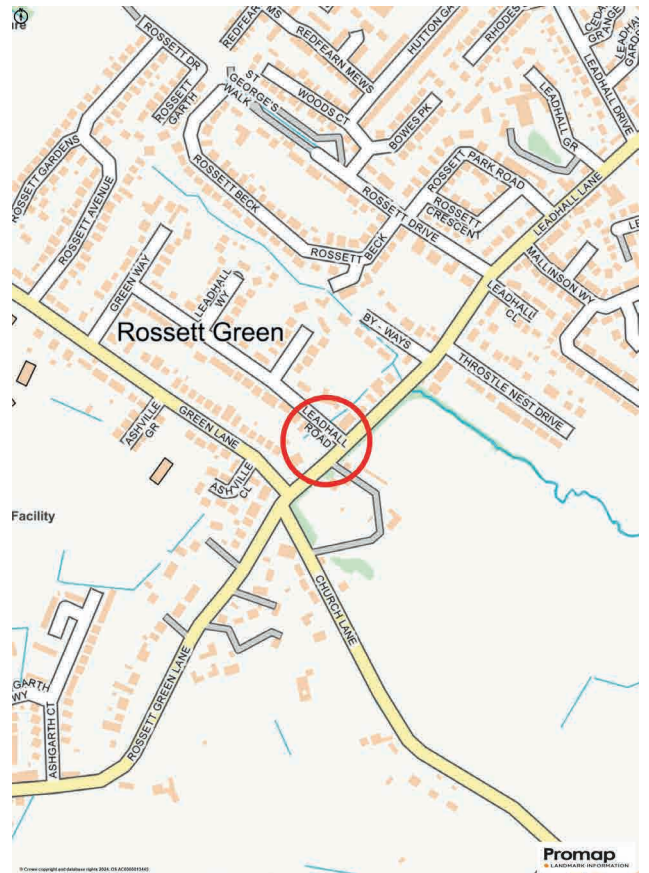
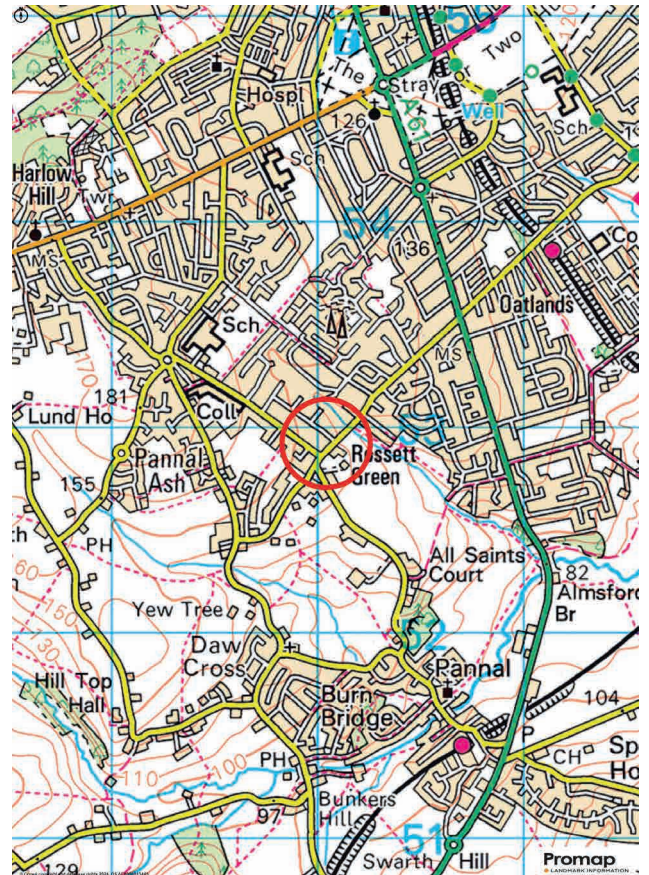
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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