



VERITY
FREARSON

40 LEADHALL ROAD, HARROGATE, HG2 9PE

OFFERS OVER £650,000

40 LEADHALL ROAD,

Harrogate, HG2 9PE

A spacious and well-presented three-bedroom detached bungalow with garage and attractive garden, situated in this desirable south Harrogate location.

This excellent property provides generous and flexible accommodation with three double bedrooms, sitting room and separate dining room, well-equipped kitchen, utility room, modern bathroom and en-suite shower room. A driveway provides parking and leads to the integral garage and there is a good-sized and attractive rear garden, enjoying a southwest-facing aspect.

The property is situated on a quiet residential street within a popular south Harrogate area, well served by excellent local amenities and just a short distance from Harrogate to town centre.

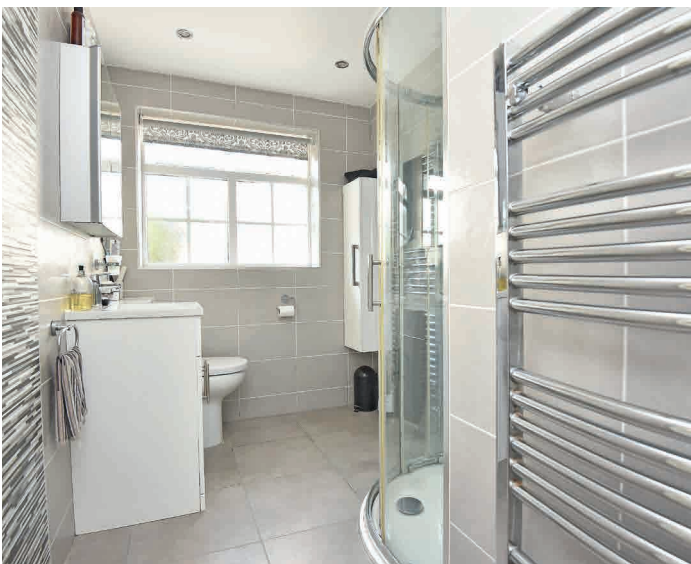


2 Reception Rooms · Kitchen · Utility Room

3 Bedrooms · En-Suite · Shower Room

Off-Road Parking · Integral Double Garage · Attractive Lawned Garden







ACCOMMODATION

RECEPTION HALL

A large reception hall with space for study area.

SITTING ROOM

A spacious reception room with glazed patio doors leading to the garden. Feature fireplace with living-flame gas fire.

DINING ROOM

A further reception room providing a dining area.

KITCHEN

With a range of fitted units with worktop and breakfast bar. Gas hob, double oven, integrated dishwasher and fridge.

BEDROOMS

There are three good-sized double bedrooms with fitted wardrobes. The master bedroom has an en-suite.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and large walk-in shower. Heated towel rail. Tiled walls and floor.

SHOWER ROOM

A white suite comprising WC, washbasin set within the vanity unit, and shower. Heated towel rail. Tiled walls and floor.

UTILITY ROOM

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

FLOOR PLAN



Total Area: 144.0 m² ... 1550 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

An in-and-out driveway provide parking and access to the integral double garage which has light and power. There is an attractive rear garden with southwest facing aspect with lawn, patio and well-stocked planted borders.

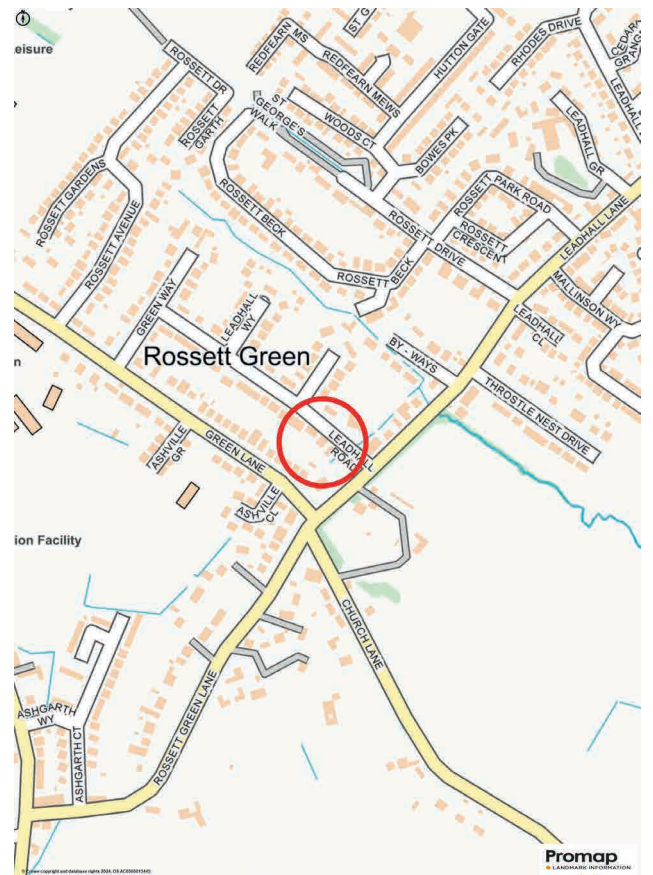
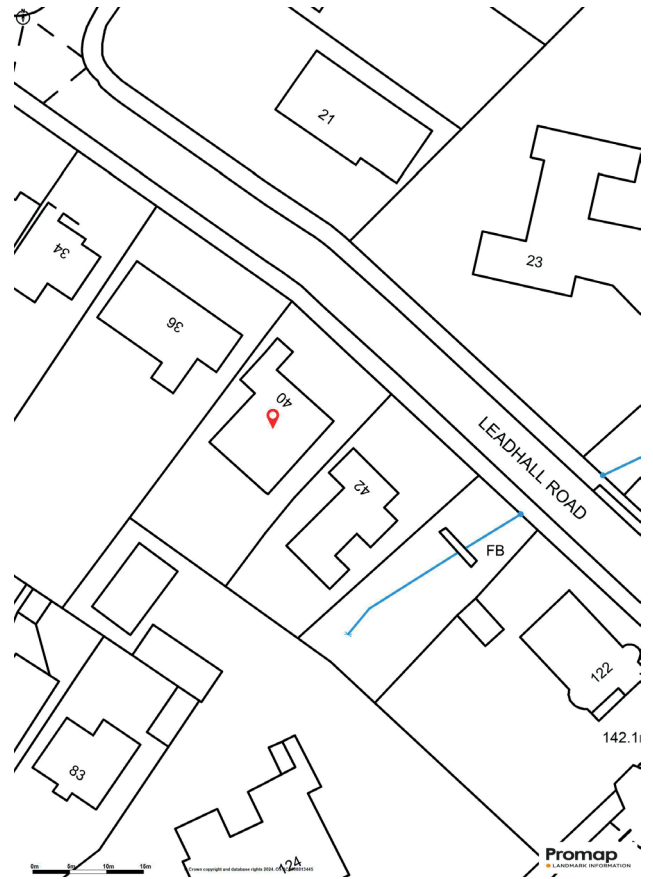
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk