

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



48 St Leonard's Road, Harrogate, North Yorkshire, HG2 8NS

£400,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

48 St Leonard's Road, Harrogate, North Yorkshire, HG2 8NS

A three-bedroom semi-detached home with driveway, single garage and garden, situated in this sought-after district of Harrogate, well served by excellent amenities and schools.

This super property provides generous accommodation, comprising two reception rooms and a kitchen, together with three bedrooms and a bathroom with separate WC. The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements.

The property is situated within the popular "Saints" area of Harrogate, well served by local amenities and popular schools, within walking distance of a railway station, the Stray and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

A large reception hall with under-stairs storage.

SITTING ROOM

A spacious reception room with bay window to front and fireplace.

DINING ROOM

A further reception room with glazed sliding doors leading to the garden.

KITCHEN

With a range of fitted units with worktop and sink. Space and plumbing for appliances.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes.

BATHROOM

With washbasin and bath with shower above.

SEPARATE WC

OUTSIDE

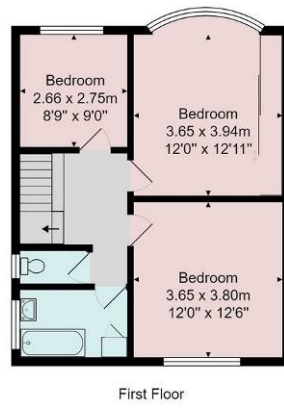
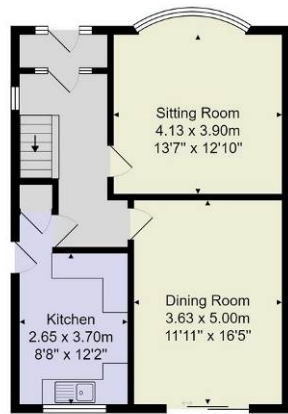
A driveway provides parking and lead to a detached single garage. Good-sized rear garden with planted borders, sitting areas and greenhouse.



Tenure - Freehold

Council Tax Band - D





Ground Floor

First Floor

Total Area: 110.9 m² ... 1193 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.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk