



VERITY  
FREARSON

40 ST LEONARD'S ROAD, HARROGATE, HG2 8NS

OFFERS OVER £510,000



# 40 ST LEONARD'S ROAD,

*Harrogate, HG2 8NS*

**A four-bedroom semi-detached home occupying a corner plot with drive, double garage and garden, situated in this sought-after district of Harrogate well served by excellent amenities and schools.**

This super property has been extended to provide generous accommodation comprising a large open-plan sitting / dining room, together with a separate reception room, conservatory extension, kitchen and large utility. There is also a downstairs WC., Upstairs there are four good-sized bedrooms and a bathroom.

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 and the Stray, and just a short distance from Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Conservatory · Kitchen · Cloakroom · Utility Room

4 Bedrooms · Bathroom

Off-Road Parking · Double Garage · Lawned Gardens











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING / DINING ROOM**

A large open-plan reception room with sitting and dining areas. Bay window to front. Fireplace with living-flame gas fire.

#### **CONSERVATORY**

Providing a further sitting area with windows and glazed door overlooking the rear garden.

#### **FAMILY ROOM**

A further reception room with windows on two sides.

#### **CLOAKROOM**

With WC and washbasin. Fitted cabinet with mirrored door.

### **KITCHEN**

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

#### **UTILITY ROOM**

A large utility room with fitted units, worktops and sink, integrated fridge / freezer and integrated washing machine. Space for additional concealed appliances.

### **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with bay window and fitted wardrobes.

#### **BEDROOM 2**

A double bedroom with window to the rear.

#### **BEDROOM 3**

A further bedroom with fitted wardrobes.

#### **BATHROOM**

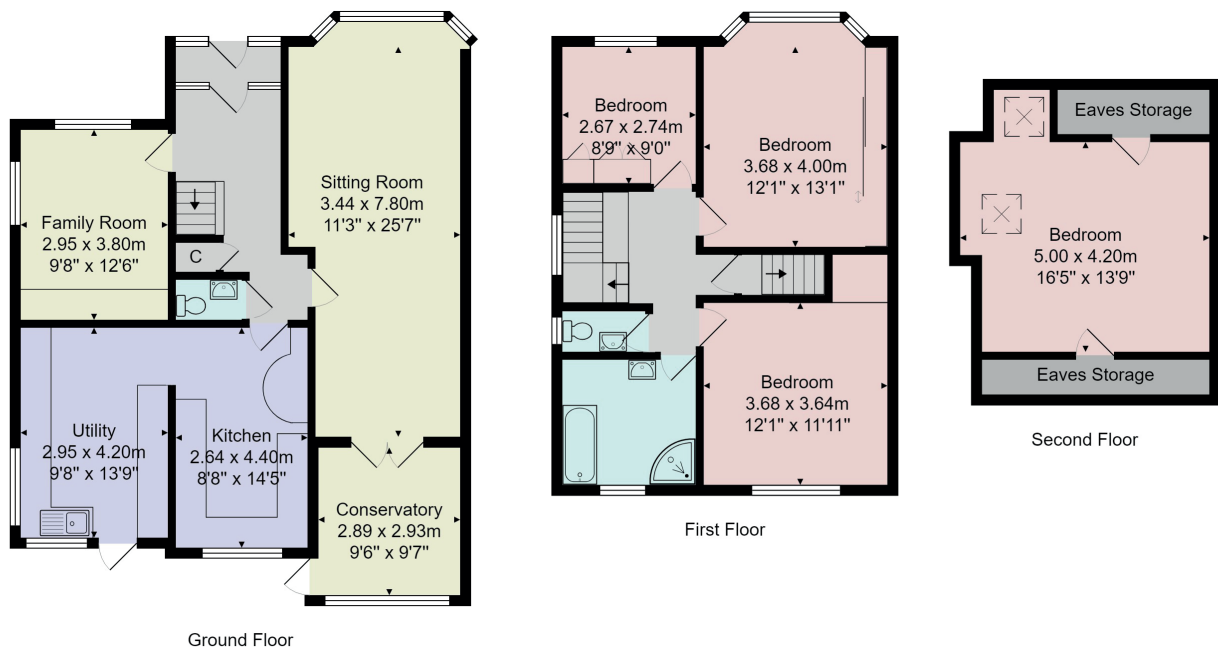
A white suite with washbasin, bath and shower. Tiled walls and floor. Heated towel rail. Separate WC and washbasin.

### **SECOND FLOOR**

#### **BEDROOM 4**

A bedroom with eaves storage and skylight windows.

# FLOOR PLAN



Total Area: 173.3 m<sup>2</sup> ... 1865 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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### Outside

The property occupies a generous corner plot. A drive provides parking and lead to a large double garage with electric door. Garden to the side and rear with lawn and sitting areas.

### Agent's Note

The property has the benefit of double glazing, gas central heating and solar panels.

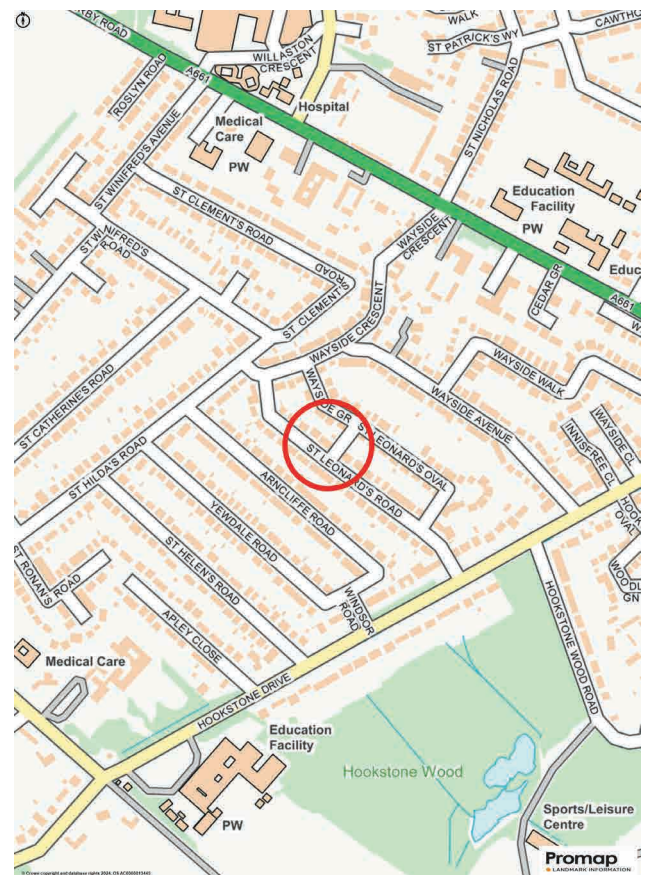
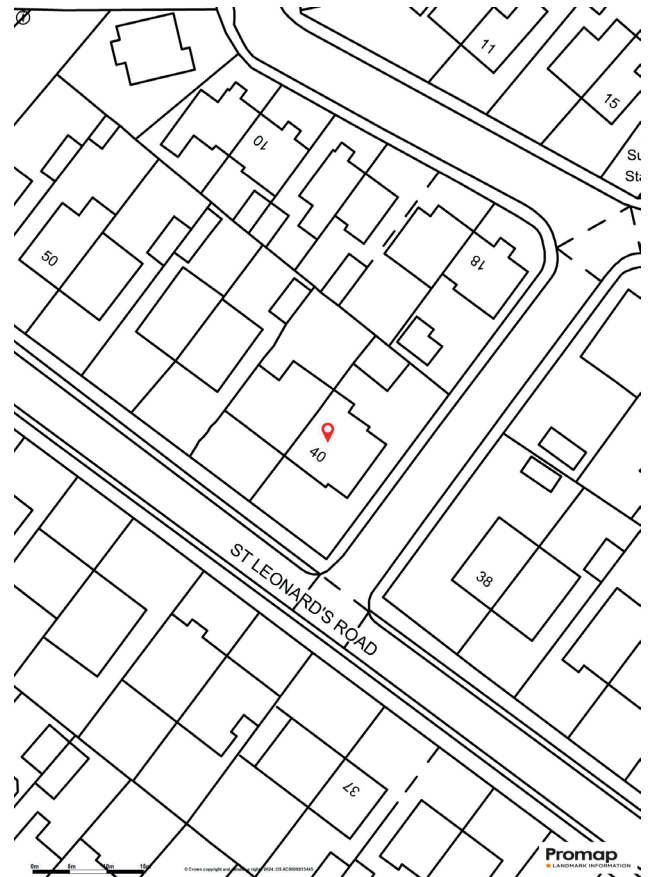
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



Harrogate

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