



VERITY
FREARSON

169 LEEDS ROAD, HARROGATE, HG2 8HQ

GUIDE PRICE £950,000

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Harrogate, HG2 8HQ

A fantastic opportunity to purchase a high-quality and newly refurbished four-bedroom detached home, with attractive garden and situated in this desirable south Harrogate position.

This high-quality, newly refurbished detached home offers four double bedrooms and spacious, versatile accommodation ideal for modern family living. The accommodation has been finished to an exceptional standard, including a stunning open-plan living kitchen, generous reception rooms, attractive private landscaped gardens, and secure gated parking with an integral garage.

Situated on Leeds Road, the property is within the catchment area for popular primary and secondary schools, conveniently located near a parade of local shops, and within walking distance of Hornbeam Park railway station, which provides regular services to Leeds, York and London, also good access to the A1.



Sitting Room · Living Kitchen · Utility Room

4 Bedrooms · En-Suite · Shower Room · Bathroom

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







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with full-height window to the front.

LIVING KITCHEN

A superb open-plan kitchen, dining and living space with glazed bi-folding doors leading to the garden. The kitchen is fitted with a range of high-quality wall and base units with Quartz worktop, island and breakfast bar. Integrated appliances include dishwasher, fridge / freezer, double oven, microwave with warming drawer, insinkerator, boiling water tap and wine fridge.

UTILITY ROOM

A large utility room with fitted units, Quartz worktop and sink. Space and plumbing for washing machine and tumble dryer.

BEDROOM

A large double bedroom with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin and shower.

FIRST FLOOR BEDROOMS

There are three good-sized double bedrooms, each with fitted wardrobes. The master suite includes a dressing area and an en-suite.

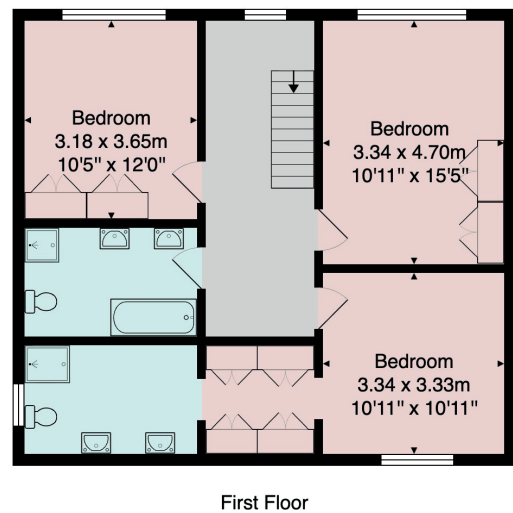
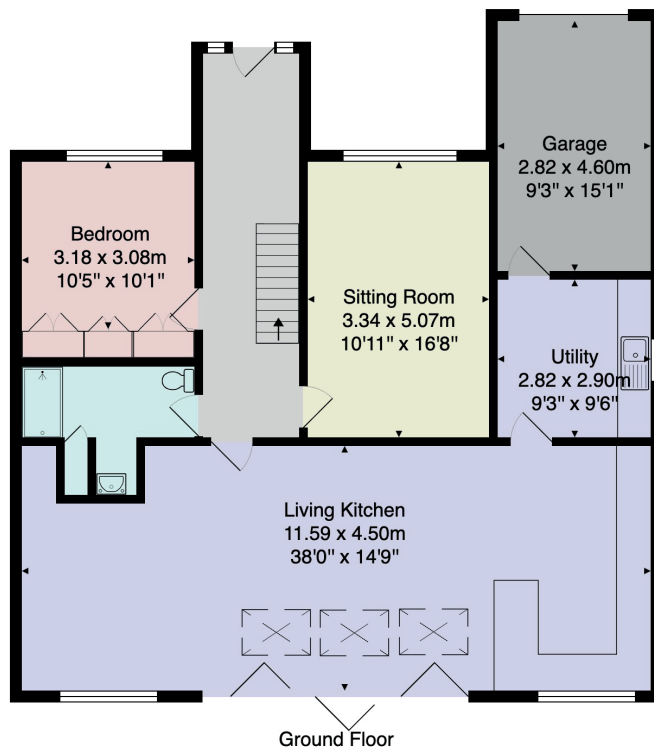
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, twin washbasins and shower. Tiled floor. Heated towel rail.

BATHROOM

A white modern suite comprising WC, twin washbasins, bath and shower. Tiled floor. Heated towel rail.

FLOOR PLAN



Total Area: 194.1 m² ... 2089 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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