



VERITY
FREARSON

9 LEADHALL CLOSE, HARROGATE, HG2 9PQ

GUIDE PRICE £625,000

9 LEADHALL CLOSE,

Harrogate, HG2 9PQ

A detached four-bedroom, two-bathroom family home, offered for sale with no onward chain, occupying a desirable position on the south side of Harrogate and benefitting from a private garden, off-street parking and a single garage.

This spacious and well-proportioned property has been fully redecorated, recarpeted and professionally cleaned, providing a turn-key opportunity for families or professionals. The accommodation offers generous and flexible living space, including multiple reception areas, a modern open-plan kitchen diner and four well-sized bedrooms. The house is ideally located for excellent local amenities, highly regarded schools and convenient transport links, making it a superb long-term family home.

The property is well positioned close to the Leeds Road shopping parade, including the Marks & Spencer Food Hall, and is within safe walking distance of Harrogate Grammar School, Rossett High School and Ashville College, along with Oatlands and Rossett Primary Schools. Hornbeam Park and Pannal railway stations are also nearby, providing excellent commuter access.



2 Reception Rooms · Open-Plan Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite · House Bathroom

Off-Road Parking · Garage · Private Lawned Garden







ACCOMMODATION

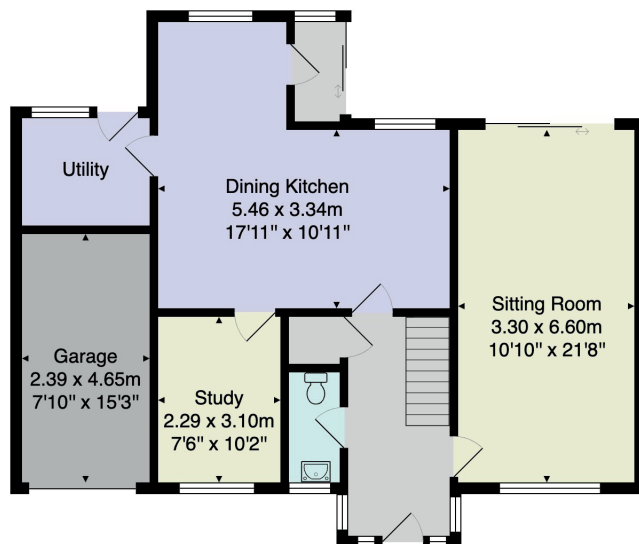
GROUND FLOOR

The ground floor offers spacious and versatile living accommodation comprising a generous sitting room, a superb open-plan dining kitchen, ideal for modern family living, a separate study or additional dining room and cloakroom. These spaces provide excellent flexibility for entertaining, home working or growing families.

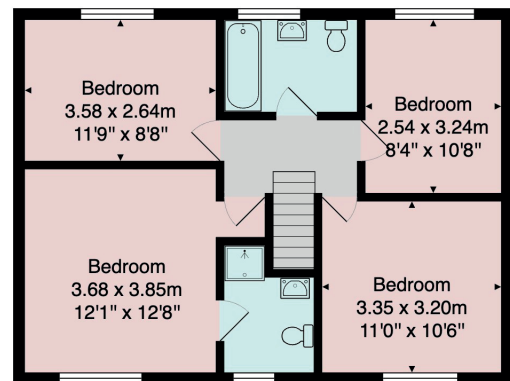
FIRST FLOOR

On the first floor there are four well-proportioned bedrooms, one with an en-suite, all served by a house bathroom. The layout is practical and well balanced, making it suitable for both family living and guest accommodation.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 143.9 m² ... 1549 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

To the rear of the property is a well-screened garden, bordered by mature trees and shrubs, providing a high degree of privacy around the good-sized lawn. A large timber storage shed offers valuable additional storage space.

To the front, there is a small lawned garden with established trees and decorative planting. A stone-flagged driveway provides off-street parking and leads to the single garage, offering further storage or parking.

Services

All mains services connected.

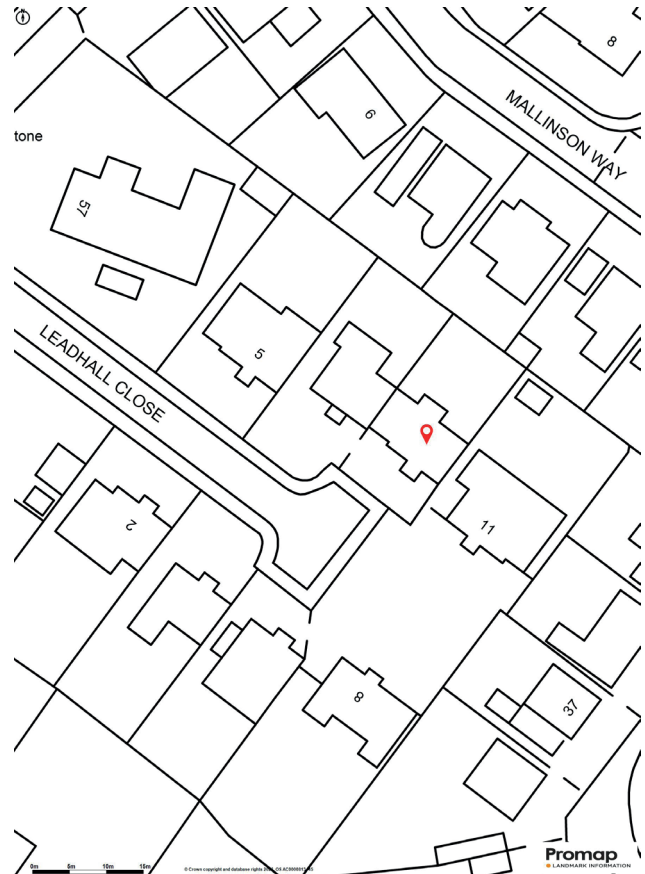
Agents Note

Cavity walls and loft insulation throughout.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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