



VERITY
FREARSON

2 LEADHALL CLOSE, HARROGATE, HG2 9PQ

OFFERS OVER £675,000

2 LEADHALL CLOSE,

Harrogate, HG2 9PQ

A stunning four-bedroomed detached property which has been extended to provide generous and flexible accommodation suitable for modern-day living.

This superb property provides excellent living accommodation with double glazing throughout, including a large sitting room and impressive open-plan living kitchen with triple-glazed bi-folding doors leading to the large rear southwest-facing garden. The secure, private garden has two distinct seating areas, which make the most of the morning and evening sun. On the first floor there are four double bedrooms, including a master bedroom with en-suite and dressing room, plus a modern house bathroom. The property also has double-width driveway providing ample parking and an integral garage.

This family home is situated in on the sought-after and popular south side of Harrogate. It is located on a quiet cul-de-sac, in the catchment area of excellent schools and within easy walking distance of shops, the town centre and rail links, and also on the edge of open countryside.



Sitting Room · Living Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Bathroom · Dressing Room · House Bathroom

Ample Parking · Integral Garage · Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with oak flooring, fitted cupboards and windows to front and side.

CLOAKROOM

Low-flush WC and washbasin.

SITTING ROOM

A large reception room with oak flooring, attractive limestone fireplace with living-flame gas fire, window to front and further window to rear overlooking the garden.

LIVING KITCHEN

A stunning open-plan living kitchen with spacious sitting and dining areas having oak flooring and three sets of bi-folding doors leading to the garden, bringing the outside in. The kitchen comprises a range of quality wall and base units with granite work surfaces, island and breakfast bar. Induction hob with

extractor hood above, integrated electric double oven, "combi" microwave and warming drawer. Integrated dishwasher.

UTILITY ROOM

A separate utility room providing a useful storage area with work surface having inset sink, space and plumbing for washing machine and tumble dryer. Exterior door to side and window to front. Internal access door to the garage.

FIRST FLOOR

LANDING

Airing cupboard housing the Vaillant "combi" boiler. Access via ladder to attic, providing ample storage space.

BEDROOM 1

A double bedroom with windows to front and fitted wardrobe.

DRESSING ROOM

Window to front.

EN-SUITE BATHROOM

Modern white suite comprising low-level WC, washbasin set within a vanity unit, bath and separate shower. Heated towel rail and under-floor heating.

BEDROOM 2

A double bedroom with window to rear and fitted Sharps wardrobes.

BEDROOM 3

A double bedroom with window to front and fitted wardrobes.

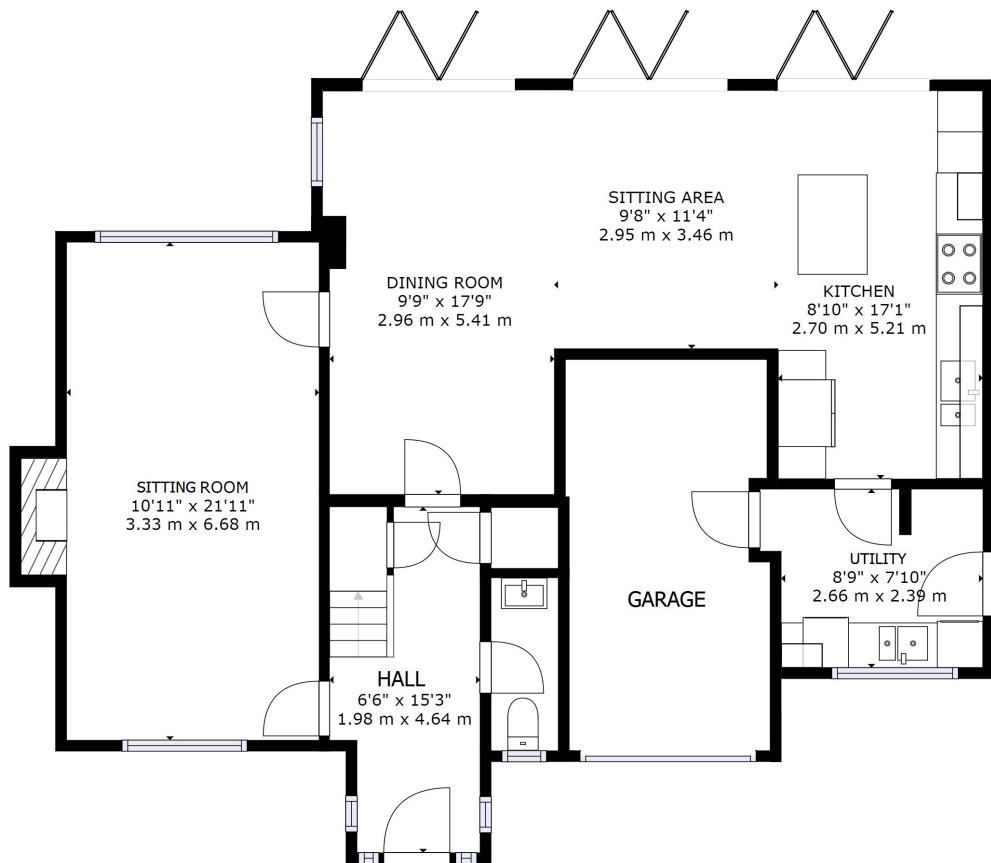
BEDROOM 4

A further bedroom with window to rear.

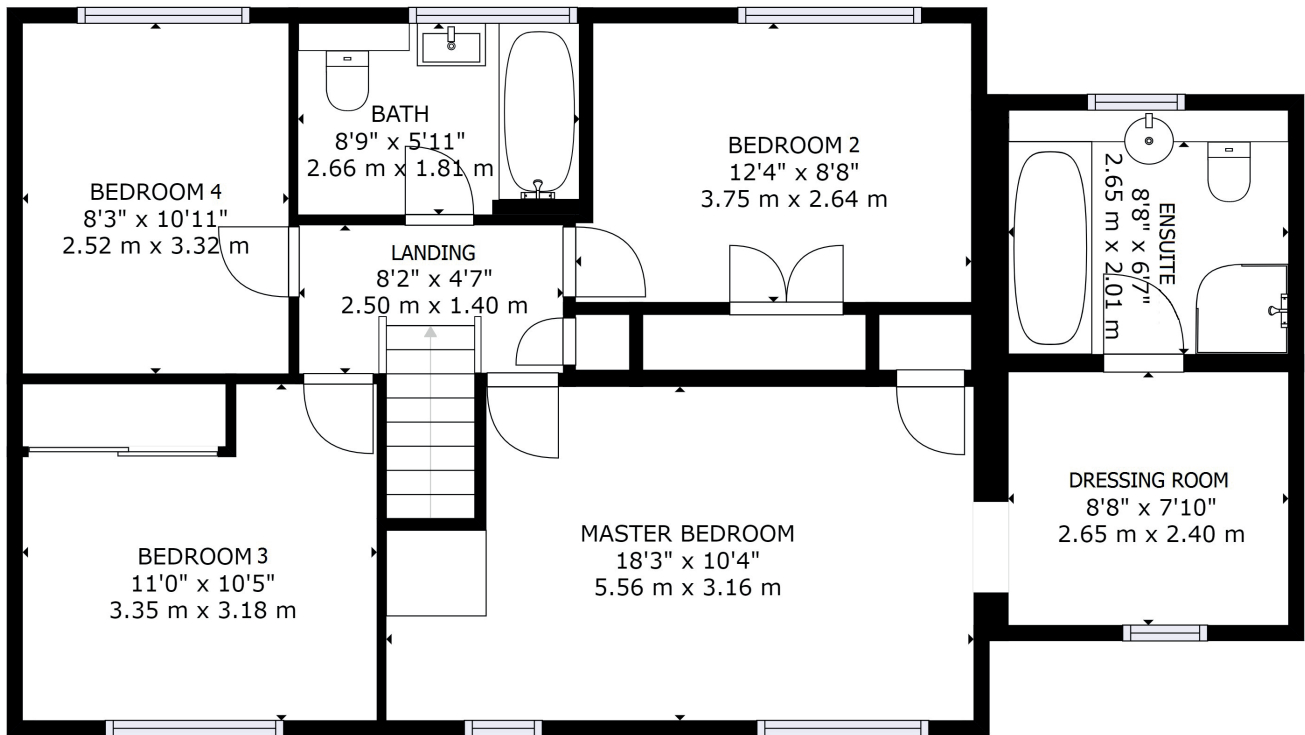
BATHROOM

Refitted in 2019, a modern white luxury suite comprising low-flush WC, washbasin set within a vanity unit, and bath with shower above. Window to rear, tiling to walls and floor and heated towel rail.

FLOOR PLAN



GROSS INTERNAL AREA



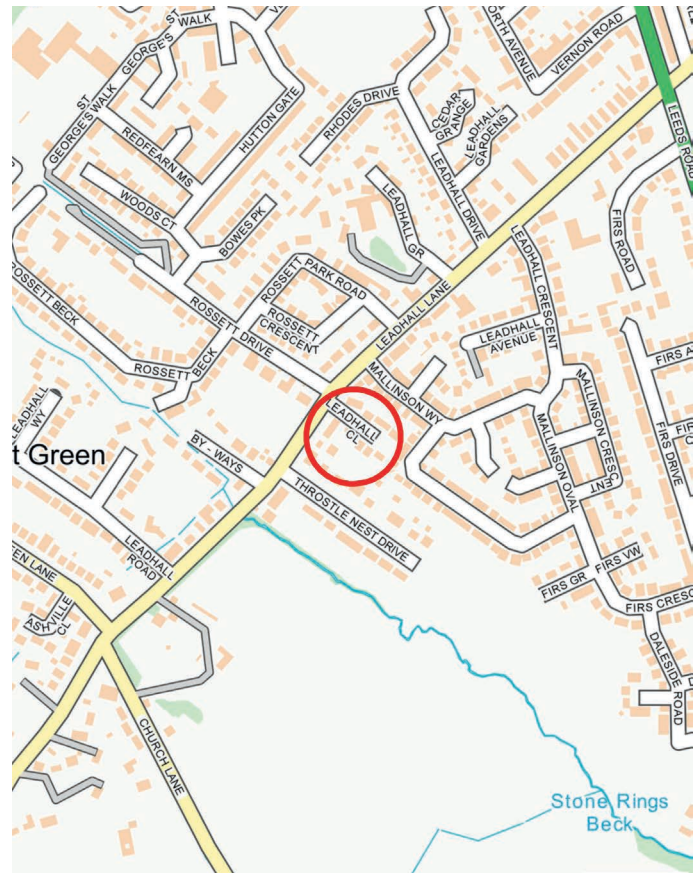
GROSS INTERNAL AREA

FLOOR 1: 905 sq ft, 84 m², FLOOR 2: 792 sq ft, 74 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 4 sq ft, 0 m²
TOTAL: 1697 sq ft, 158 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Double-width driveway provides off-road parking and leads to an integral garage. To the rear of the property there is an attractive southwest-facing garden with well-stocked borders and timber garden shed. The secure, private garden has two distinct seating areas, which make the most of the morning and evening sun.

All mains services connected.

A map of Leadhall Close showing property boundaries and house numbers. A red pin marks house number 2. Other visible house numbers include 57, 5, 59, 69, 7, and 8. The word 'Stone' is visible in the top left corner.



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