



## Leadhall Drive, Harrogate, HG2 9NL

- NO ONWARD CHAIN
- Open-plan lounge, dining, and kitchen area
- Within walking distance to local shops and amenities
- Versatile room, perfect as a home office or storage
- Early viewing highly recommended
- Spacious apartment located on the desirable Leadhall Drive
- Modern kitchen area integrated into the living space
- Allocated parking along with a garage for additional storage
- Spacious double bedroom offering a comfortable retreat
- Council Tax Band C

**Guide Price £195,000**



# Leadhall Drive, Harrogate, HG2 9NL

## DESCRIPTION

**NO ONWARD CHAIN.** Located on the desirable Leadhall Drive, this charming apartment offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a spacious double bedroom, providing a peaceful retreat after a long day. The open-plan design seamlessly combines the dining, kitchen, and lounge areas, creating a welcoming space for relaxation and entertaining.

In addition to the main bedroom, there is a versatile room that can serve as a home office or storage, perfect for those who work remotely or require extra space for hobbies. The apartment is thoughtfully designed to maximise light and space, ensuring a pleasant living environment.

One of the standout features of this property is its prime location. Residents will enjoy the ease of being within walking distance to local shops and the vibrant town centre, where a variety of amenities and services await. Furthermore, excellent public transport links are nearby, making commuting and exploring the surrounding areas a breeze.

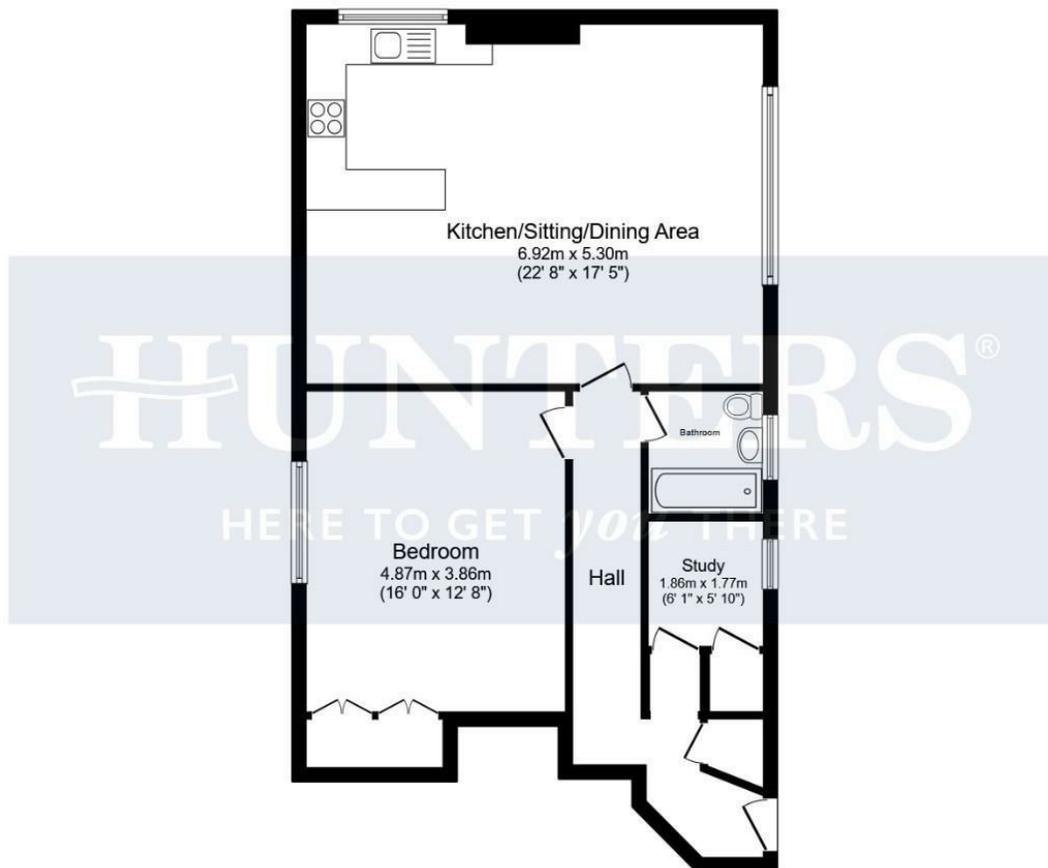
For those with a vehicle, the apartment includes parking for one car and a garage for extra storage, adding to the convenience of this lovely home. Whether you are a first-time buyer or looking to downsize, this apartment on Leadhall Drive presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area of Harrogate. Don't miss the chance to make this delightful property your own.



EPC  
Energy rating C  
This property produces 2.9 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 975  
Service Charge Amount £195 per month  
Leasehold Ground Rent Amount £0  
Council Tax Banding: C





Total floor area 75.7 sq.m. (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



**Viewings**

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
 Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

