



Leadhall Road, Harrogate, HG2 9PE

- NO ONWARD CHAIN
- Substantial detached family home
- Two spacious reception rooms offering flexible living space
- Driveway providing off-street parking for multiple vehicles
- Private garden to the rear of the property
- Sought-after residential location on Leadhall Road
- Main bedroom with modern en suite featuring twin wash basins
- Convenient ground floor WC
- Garage offering additional storage or secure parking
- Council Tax Band F

Guide Price £800,000



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DESCRIPTION

NO ONWARD CHAIN. Situated on the highly regarded Leadhall Road in Harrogate, this impressive detached family home offers generous and well-balanced accommodation, perfectly suited to modern family living. Combining spacious interiors with a convenient location, the property presents an excellent opportunity within one of Harrogate's most desirable residential areas.

The accommodation comprises four well-proportioned double bedrooms, providing ample space for growing families or those requiring additional room for guests or home working. The main bedroom benefits from a stylish en suite bathroom, thoughtfully designed with twin wash basins, while a contemporary family bathroom serves the remaining bedrooms to a high standard.

To the ground floor, the property features two spacious reception rooms, offering flexibility for both formal entertaining and relaxed family living. The separate kitchen is well-appointed with practicality in mind and flows seamlessly into the dining area, creating a welcoming space for everyday meals and social gatherings. A downstairs WC further enhances the functionality of the layout.

Externally, the home continues to impress. A private driveway provides off-street parking for multiple vehicles, complemented by a garage offering additional storage or secure parking. The property also benefits from a large private rear garden.

The property falls within the catchment area for well-regarded local schools and is conveniently positioned within walking distance of a range of amenities, shops, and public transport links, ensuring ease of access to both the town centre and surrounding areas.

In summary, this substantial detached residence on Leadhall Road represents a superb opportunity to acquire a spacious and versatile family home in a prime Harrogate location, combining comfort, practicality, and accessibility.



EPC

Energy rating E

This property produces 9.4 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F





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](#)

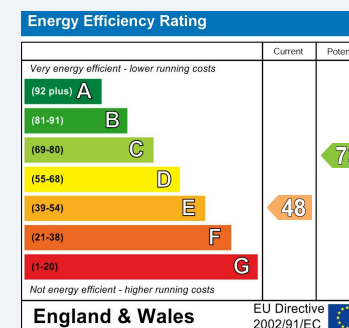


Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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

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.



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.

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