



VERITY  
FREARSON

9A LEADHALL DRIVE, HARROGATE, HG2 9NL

GUIDE PRICE £850,000

# 9A LEADHALL DRIVE, HARROGATE, HG2 9NL

*Harrogate, HG2 9NL*

**A spacious and beautifully presented four-bedroom detached family home with large garden to the rear and double garage. Situated within this highly desirable south Harrogate location, this impressive property has been updated and extended to provide spacious accommodation throughout.**

Leadhall Drive is a popular and most convenient residential position to the south side of the Harrogate, within walking distance of popular private and secondary schools, including Ashville College, and Harrogate Grammar School, Hornbeam Park railway station and various amenities along Leeds Road. The property is located within just a few minutes' walk from open countryside, whilst being well placed for commuting to Yorkshire's principal business districts.

An internal inspection is advised to be able to appreciate the quality and scale of this excellent home.



Kitchen · Sitting Room · Living Dining Room · Utility Room · WC

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Garden





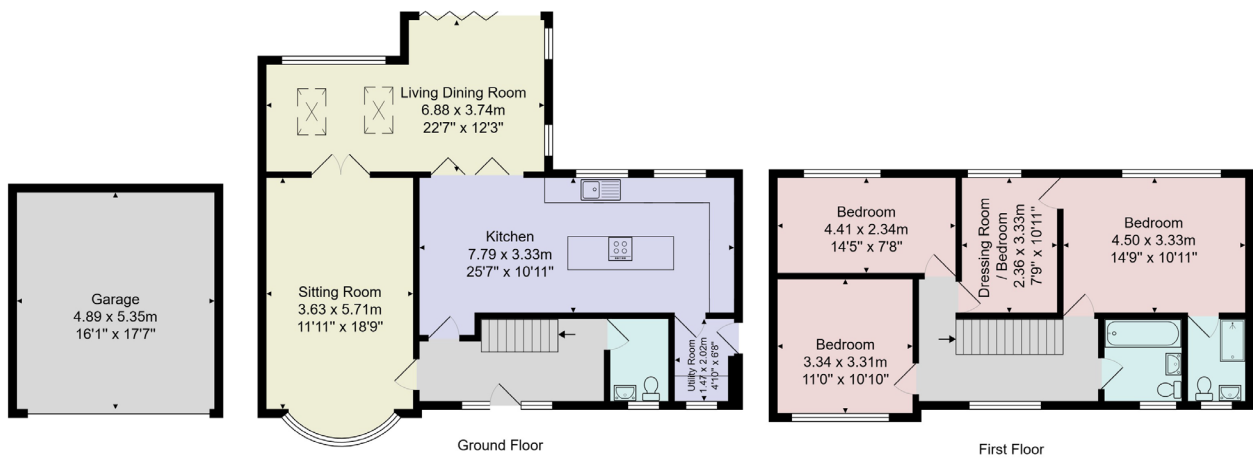


## ACCOMMODATION

This super property provides well-appointed and versatile accommodation throughout, comprising two large reception rooms together with a dining kitchen, utility room and downstairs WC. Upstairs, there are four large bedrooms, one currently being used as a dressing room, an en-suite shower room and a bathroom to service the other rooms.

Outside a generous driveway provides parking to the front of the property and leads to the double garage, whilst to the rear there is a large and attractive garden with lawn, mature borders and patio.

# FLOOR PLAN



Total Area: 153.7 m<sup>2</sup> ... 1654 ft<sup>2</sup> (excluding garage)

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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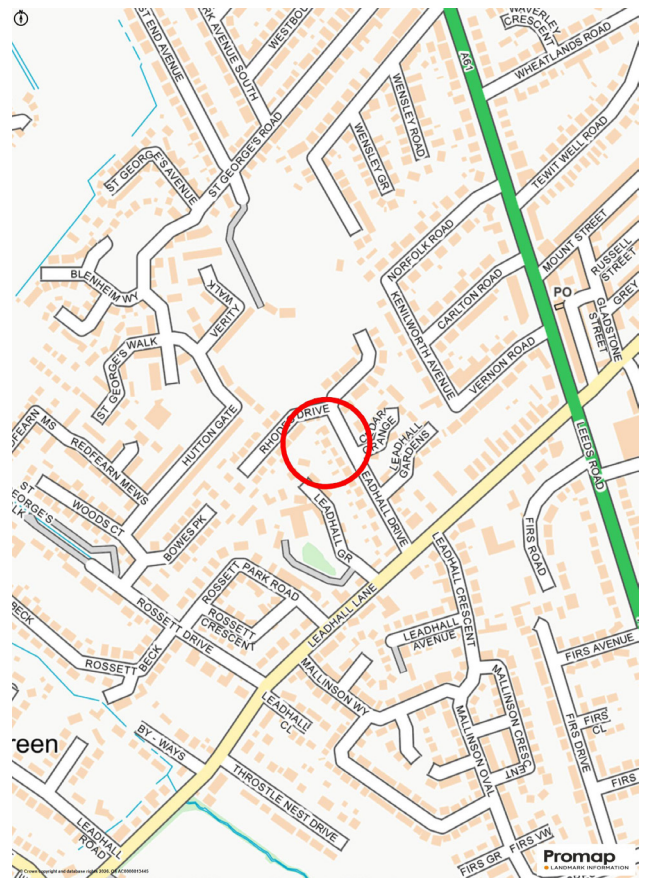
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	63	77
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Harrogate

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