



**56 ST LEONARDS ROAD
HARROGATE
£535,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely well presented, brick built, detached family home situated in this extremely popular residential location, close to local schools and the Harrogate Stray, with the town centre just a short distance away.

The property truly requires an internal inspection to appreciate the accommodation which has the benefit of double glazing and central heating and offers scope to extend - subject to the usual consents.

The accommodation comprises: Entrance vestibule, welcoming entrance hall, good sized living room with bay window, dining room and fitted kitchen. To the first floor are three bedrooms and a house bathroom.

- 3 BEDROOMS**

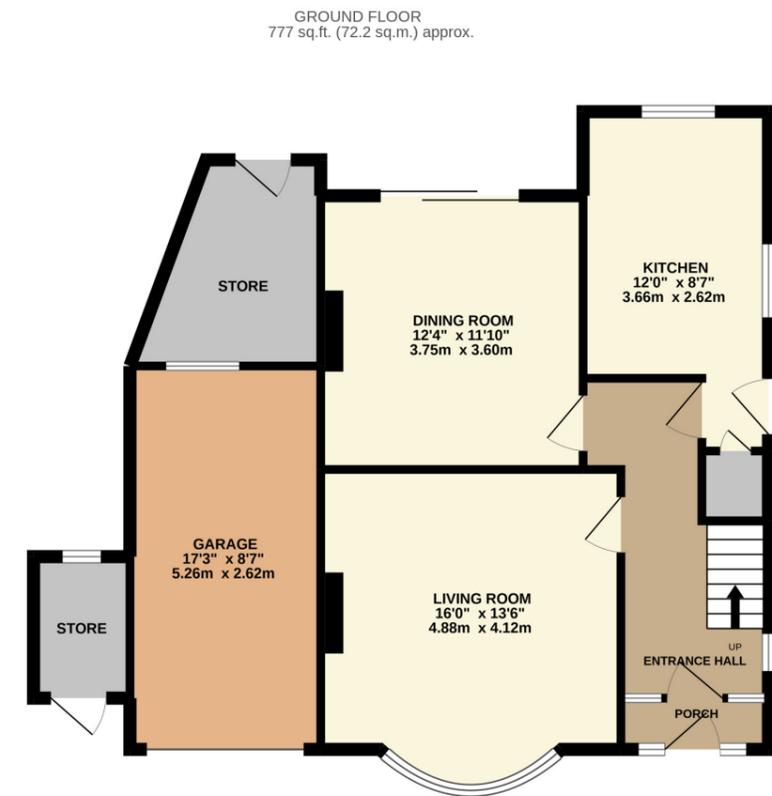
- 2 RECEPTION ROOMS**

- 1 BATHROOMS**

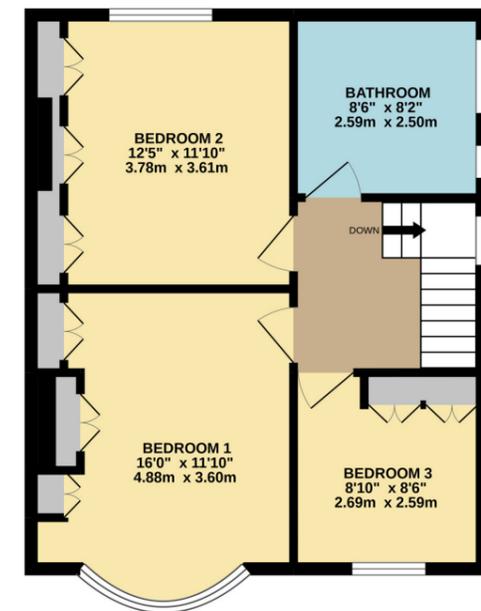
- COUNCIL TAX: E**

- ENERGY RATING: TBC**

- TENURE: FREEHOLD**



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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INSIDE

GROUND FLOOR

Entrance Porch	6'8" x 2'4"
Entrance Hall	
Living Room	16' (into bay) x 13'6"
Dining Room	12'4" x 11'10"
Kitchen	12' x 8'7"





FIRST FLOOR

Landing	
Bedroom One	16' (into bay) x 11'10"
Bedroom Two	12'5" x 11'10"
Bedroom Three	8'10" x 8'6"
Bathroom	8'6" x 8'2"



OUTSIDE

To the front of the property is a good sized, forecourt with ample parking for several vehicles leading to...

Garage	17'3" x 8'7"
Store One	9'3" x 8'4"
Store Two	6'4" x 4'5"

To the rear of the property is an enclosed garden with a flagged patio, lawned gardens with flowering borders and timber boundary fencing.

DIRECTIONS - HG2 8NS

From Harrogate take Station Parade and at the traffic lights turn left onto York Place. Turn right into St Hildas Road where St Leonards Road is a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	1,600 metres
Railway Station	1,100 metres
Bus Route	451 metres
Airport	12 miles