22 Leyland Road, Harrogate

£415,000

VERITY FREARSON

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#DARINGTOBEDIFFERENT

A spacious and beautifully presented family home, thoughtfully extended to create impressive and highly flexible accommodation arranged over three floors. The property combines stylish modern interiors with excellent living space and occupies a particularly convenient position just off Knaresborough Road, within easy reach of the famous Harrogate Stray.

Ideally placed for Harrogate town centre, Harrogate District Hospital, local amenities and excellent transport links, this attractive home is perfectly suited to modern family life and benefits from ample off-road parking and a good-sized rear garden.

OUTSIDE

A driveway provides ample off-road parking to the front of the property. To the rear is an attractive and good sized enclosed garden comprising a lawn, paved patio and timber garden shed, providing an excellent outdoor space for relaxing, dining and entertaining.

Council Tax band: C

Tenure: Freehold

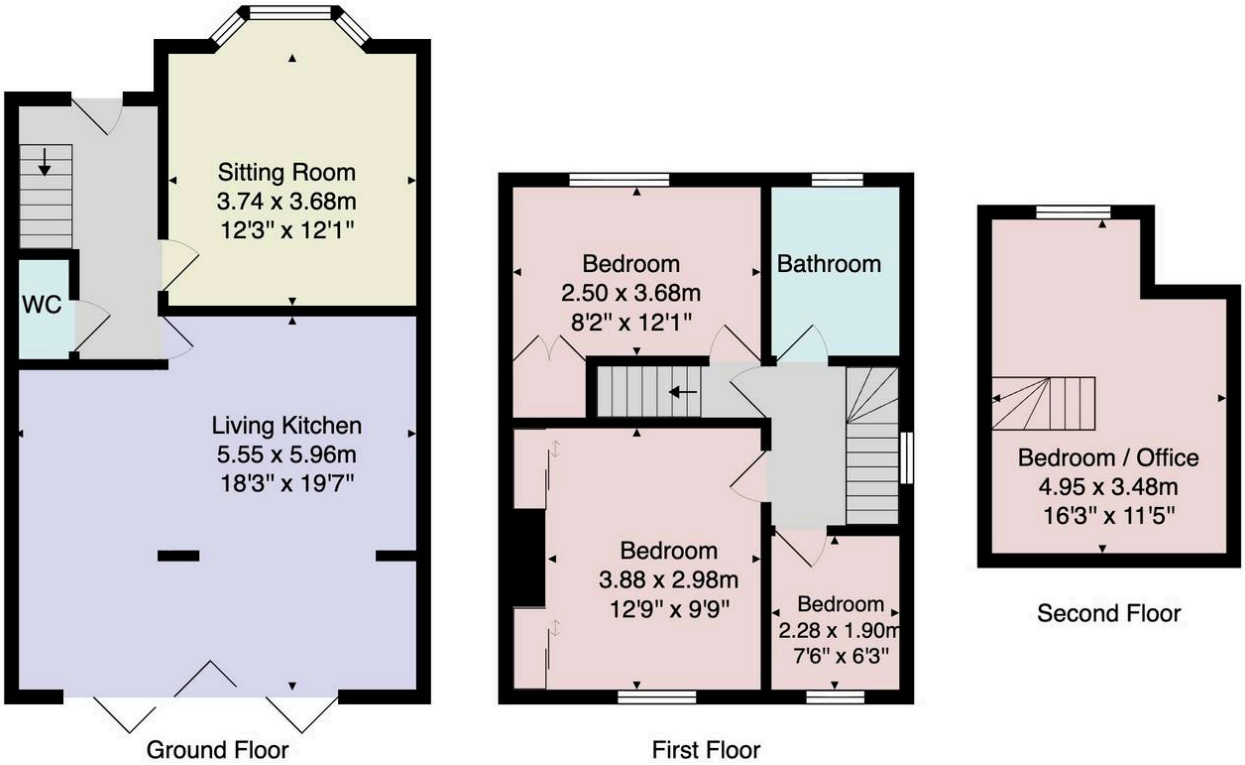
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR A spacious and welcoming reception hall provides access to the principal accommodation and there is also a useful downstairs cloakroom fitted with a WC and washbasin. The sitting room is an attractive reception room with a bay window to the front and fitted cabinetry, creating a comfortable and inviting living space. A particular feature of the property is the stunning open-plan living kitchen, which has been designed to provide a superb setting for everyday family life and entertaining. There is generous space for both sitting and dining areas, while glazed triple bi-folding doors open directly onto the rear garden and allow an abundance of natural light.
The kitchen is fitted with a stylish range of contemporary wall and base units complemented by work surfaces, a central island and breakfast bar. Integrated appliances include a gas hob, oven, fridge / freezer, dishwasher and washing machine.

FIRST FLOOR There are three well-proportioned bedrooms on the first floor, all benefiting from fitted wardrobes or useful built-in storage. The accommodation is served by a modern family bathroom fitted with a contemporary white suite comprising a WC, washbasin, bath and separate shower.

SECOND FLOOR The second floor provides a further versatile room, ideal as an additional bedroom, home office, playroom or hobbies space, together with useful eaves storage.



Total Area: 113.4 m² ... 1220 ft²
All measurements are approximate and for display purposes only.
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