

**110 LEEDS ROAD
HARROGATE
HG2 8HB**



**NICHOLLS
TYREMAN**

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A stunning detached family home set back from Leeds Road on the highly regarded south side of Harrogate, thoughtfully extended and recently renovated to create flexible, generous accommodation spanning over 2,800 square feet to an immaculate modern standard

Entrance Hall | Living Room | Dining Kitchen | Family Room | Utility Room | Ground Floor Bedroom | En-suite Shower Room

Three First Floor Bedrooms | En-suite Shower Room | En-suite Bathroom | House Bathroom

Double Integral Garage | Driveway with Parking | South West Facing Gardens

Council Tax: G | Energy Rating: C | Tenure: Freehold

£1,150,000



The property offers four bedrooms and four bathrooms, including a ground floor bedroom with en-suite, together with two large reception rooms: a well appointed open plan kitchen dining space with quality modern units, granite worktops, induction range cooker, integrated appliances, American style fridge freezer and breakfast island, opening onto a vaulted family room with garden views, plus a substantial double aspect living room with French doors and living flame fire. Further features include a guest cloakroom, utility room, first floor balcony landing with full height windows, a principal bedroom with extensive fitted wardrobes and modern en-suite bathroom, a second bedroom with its own en-suite shower room, a third bedroom with fitted wardrobes and dressing area, and a family bathroom.

Outside, gated access opens to driveway parking for more than six cars and a double integral garage with electric door, while the beautiful south west facing private rear garden provides a decked entertaining area adjacent to the house, a large lawn, mature trees and hedges for year round enjoyment.

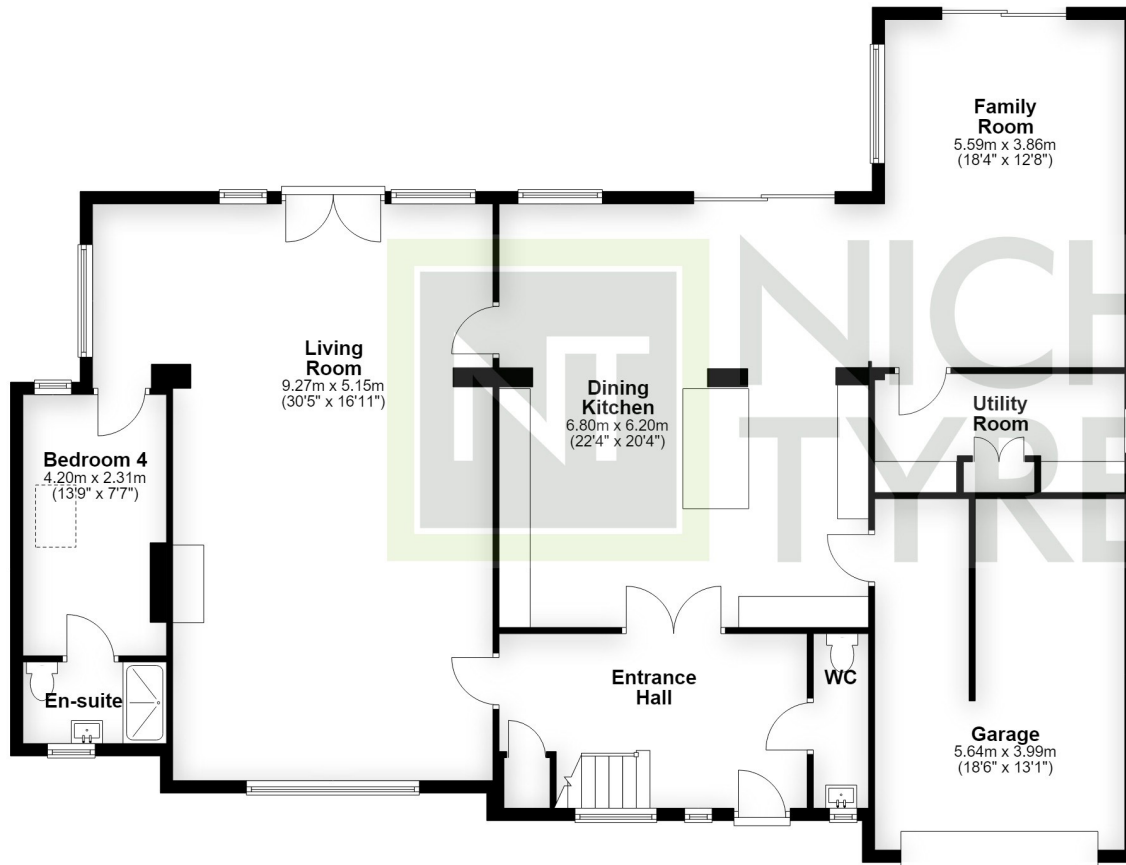
Ideally positioned for family living, the property benefits from excellent local amenities including a nearby shopping parade with Co-op, Marks & Spencer Simply Food, cafés, takeaways, pharmacy and GP surgery, together with highly regarded schools such as Oatlands Infant and Junior Schools and secondary options including Harrogate Grammar School, St Aidan's and St John Fisher, all within easy reach. Outstanding transport links include Hornbeam Park railway station within walking distance offering regular services to Leeds, York and beyond, with Harrogate station close by. Frequent buses along Leeds Road (including the 36 service), and straightforward road access via the A61 to Leeds and main national routes, making this an exceptional home in a convenient and sought after location.

Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

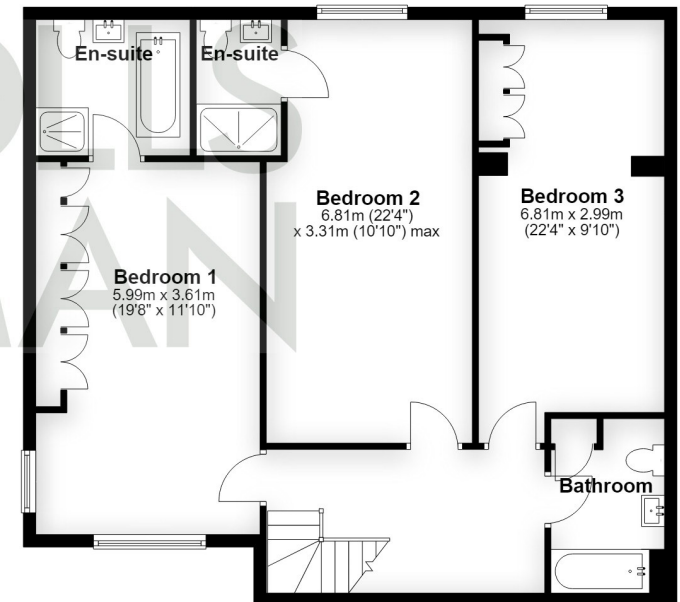




Ground Floor



First Floor



Total area: approx. 267.4 sq. metres (2878.6 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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

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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.