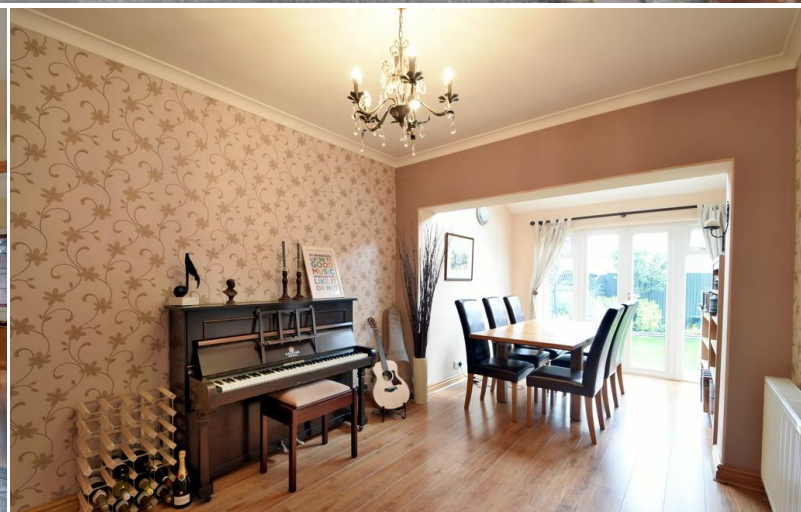


44 St Leonards Road,
Harrogate, HG2 8NS



 2  3  1

£425,000

Description

A beautifully presented and well maintained three bedroom semi-detached family home, which has been extended to the rear with a full width extension and a loft conversion to provide an additional room. The property has the benefit of gas fired central heating and replacement sealed unit double glazing.

The immaculately presented accommodation briefly comprises: Porch and hall, cloakroom/wc, sitting room with bay window, extended dining room and breakfast kitchen. On the first floor are two double bedrooms, a further single bedroom and house bathroom. The loft room provides an en-suite, WC and basin.

There are lawned gardens to both the front and rear, ample driveway parking and a single garage 18'10" x 8'9" (5.74m x 2.67m).

St Leonards Road is situated in the heart of the "Saints" area, which is bordered by Oatlands Drive, Hookstone Drive, Wetherby Road and The Stray. The area is particularly popular with families as there are excellent schools for all age groups within walking distance, including St Aidans, St John Fishers, Oatlands Primary School and Willow Tree Community Primary School. The town centre is within level walking distance and there are excellent facilities nearby in the form of Sainsburys and Morrisons supermarkets. There are also good communication links with easy access to both Leeds and Wetherby Roads, which link with the southern bypass and in turn the A1(M) and the region's motorway network. Also within walking distance is the railway halt at Hornbeam, which is on the Leeds to York line.

Tenure

Freehold.

Services

All mains services are connected to the property.

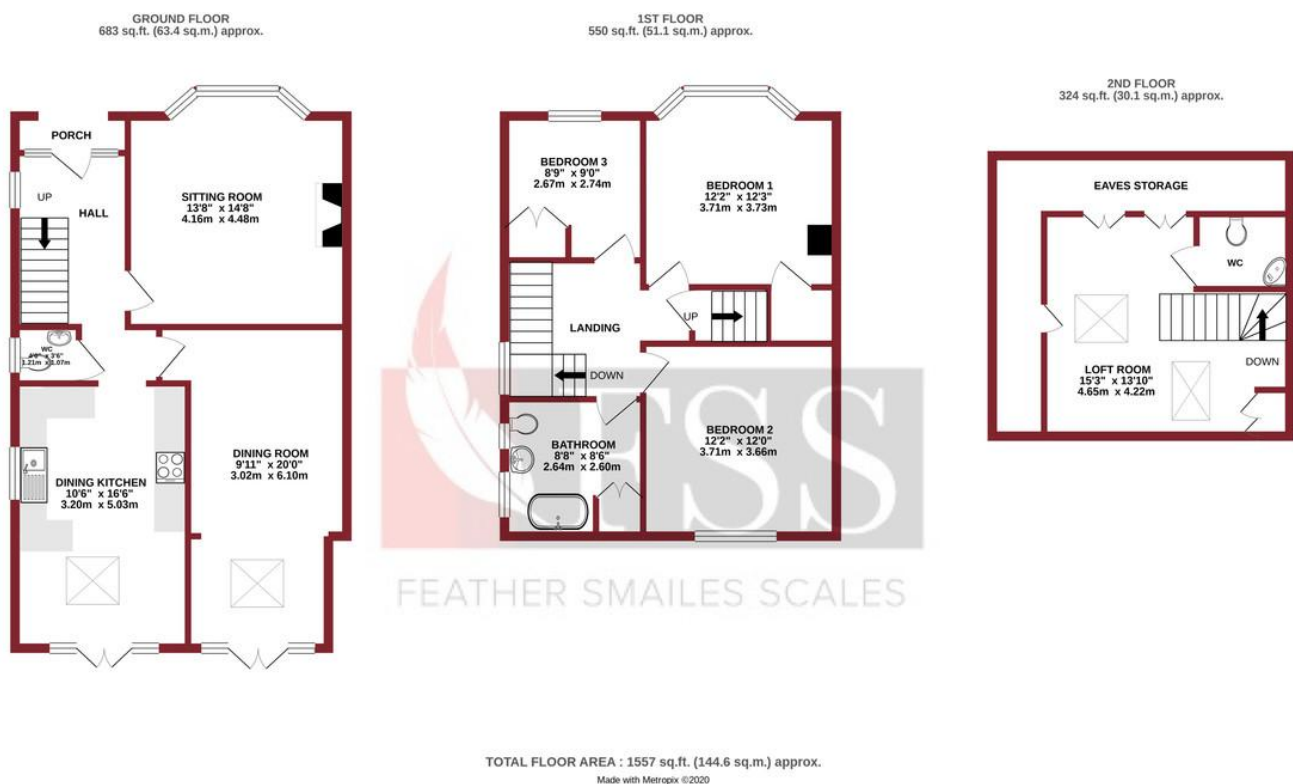
Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn left. Take the right hand turn onto Oatlands Drive and second left onto St Hildas Road. Take the fifth right hand turn onto Wayside Crescent and right again onto St Leonards Road.

Details Produced

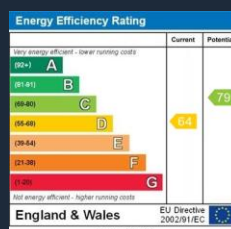
July 2020





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01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

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