



Flat 2, 24 Leadhall Lane, Harrogate, North Yorkshire, HG2 9NE

£239,950

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An individual two-bedroomed first- and second-floor duplex apartment with the rare benefit of a private rear garden and summerhouse.

This very well-presented apartment has the advantage of uPVC double glazing and gas central heating and is situated within a convenient location to the south side of Harrogate, ideally placed close to a parade of shops, several highly rated schools and the Marks and Spencer food outlet.

Hornbeam Business Park and railway station are also within easy walking distance, as are a number of bus routes, including an airport service.





GROUND FLOOR

Private front door leads to –

ENTRANCE HALL

With central heating radiator and window to side. Built-in cupboard houses the utility meters. Stairs lead to

FIRST FLOOR

LANDING

With large picture window.

ENTRANCE HALL

Central heating radiator and under-stairs cupboard.

LIVING ROOM

Window to front, central heating radiator and gas fire.

KITCHEN

Range of newly fitted, modern wall and base units. Four-ring gas hob with extractor hood above, integrated electric oven, microwave oven, dishwasher and fridge / freezer. Plumbing for washing machine. Central heating radiator.

BEDROOM 1

A double bedroom with windows to side and rear. Central heating radiator.

BATHROOM

White suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above. Chrome heated towel rail. Windows to side. Tiled walls.

SECOND FLOOR

BEDROOM 2

Window to side, plus skylight window. Eaves storage and central heating radiator.

EN-SUITE WC

With low-flush WC and washbasin. Skylight window and heated towel rail.

OUTSIDE

A particular feature of this property is the attractive private, garden situated to the rear of the property, with lawn, paved sitting areas and summerhouse with power and light and TV aerial. The apartment also has the advantage of an outside storeroom and timber garden shed.

Tenure - Leasehold

Council Tax Band - B



Verity Frearson

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For all enquiries contact us on:

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>			<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		
<small>EU Directive 2002/91/EC</small>			<small>EU Directive 2002/91/EC</small>		