



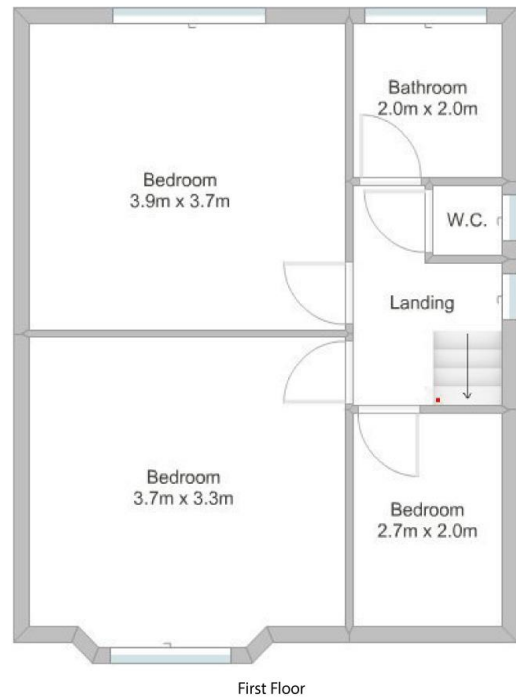
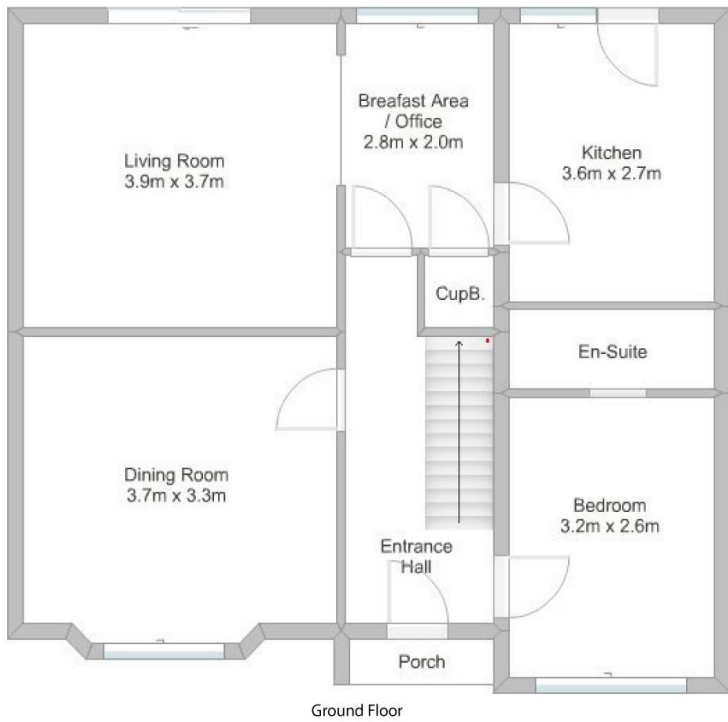
4 Bedroomed Semi-Detached

£300,000

34 Leyland Road
Harrogate, HG1 4RU



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An extended four-bedroomed semi-detached house with off street parking and an enclosed rear garden, in this popular residential location just off Knaresborough Road. The property has the advantage of uPVC double glazing and gas central heating and enjoys a convenient location close to local shops and within walking distance of the Stray and the town centre.

FRONT GARDEN / DRIVEWAY Privacy Hedge. Off-street parking.

ENTRANCE HALL Central heating radiator, understairs cupboard.

DINING ROOM Bay window to front and central heating radiator. Stone surround gas fire.

BREAKFAST AREA / OFFICE Window to rear and central heating radiator. Understairs cupboard.

LIVING ROOM Patio doors to rear and central heating radiator. Stone surround gas fire.

KITCHEN Range of wall and base units, plus work surfaces having inset stainless-steel sink and drainer. Four ring gas hob with extractor hood above. Plumbing for washing machine, dishwasher and electric oven. Space for fridge / freezer. Window to rear. Door to garden.

BEDROOM A double bedroom with window to front and central heating radiator.

EN-SUITE Shower, wash basin and WC. Central heating boiler in cupboard.

BEDROOM A double bedroom with window to rear and central heating radiator.

BEDROOM A double bedroom with bay window to front with central heating radiator.

BEDROOM Single bedroom with window to front, central heating radiator

BATHROOM With pedestal washbasin and panelled bath with shower above. Tiled walls and window to rear.

SEPARATE WC Low-flush WC in white. Window to side.

FIRST FLOOR LANDING Window to side and laddered access to roof void.

REAR GARDEN Large garden with patio area.

Directions

From Harrogate town centre take the A61 Station Parade to the lights at the end. Turn left onto York Place and continue to the Empress roundabout. Take the second exit onto Knaresborough Road and then take the third left onto Leyland Road. No. 34 is on the right hand side. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: C

Tenure: Freehold

Council Tax Banding: C

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