Lister Haigh
EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural



Guide Price £350,000

- Traditional three bedroom semi-detached house
- Lawned gardens to front and rear
- Much sought after residential location
- Walking distance of excellent schools, a train station and town centre
- The property requires extensive modernisation
- Great potential to alter and extend, subject to PP

14 St. Leonards Road, Harrogate, North Yorkshire, HG2 8NX

A 3-bedroom semi-detached property requiring extensive modernisation and located in this popular and convenient residential location within the town. It offers tremendous potential to alter and enlarge subject to the relevant permissions.







14 St. Leonards Road, Harrogate, HG2 8NX

Harrogate railway station 1.5 miles, Leeds 16 miles (all distances approximate)

General remarks

THE PROPERTY

14 St Leonards Road is a traditional brick built 3-bedroom semi-detached house requiring modernisation, but offers a tremendous opportunity for a purchaser to make significant changes to suit modern lifestyles, subject to any relevant permissions and consents.

The property is approached through an arched entrance porch which leads to the entrance hall, sitting room, dining room and a kitchen and utility room beyond. To the first floor, a central landing gives access to the three bedrooms and a bathroom.

OUTSIDE

To the front of the property there is a lawned garden with tall hedging creating privacy and a driveway providing off street parking and leading to the side and rear where there is a detached single garage. The rear garden is again principally lawned with hedging,

LOCATION

The property is located in the sought after 'Saints' area of the town which is an established residential neighbourhood surrounded by a similar style of property. It offers good access to the town centre as well as a wide range of amenities including some excellent schools, The Stray, Hornbeam Park railway station providing regular services to York & Leeds and some picturesque walks on your doorstep in the Crimple Valley.

Directions

DIRECTION

Postcode HG2 8NX

What3Word:///actors.wires.firms

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage
- Private driveway and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260048





Floorplans

14 St. Leonards Road, Harrogate, HG2 8NX

Approximate Gross Internal Area
Ground Floor = 636 sq ft / 59.1 sq m
First Floor = 593 sq ft / 55.1 sq m
Garage / Store = 201 sq ft / 18.7 sq m
Total = 1430 sq ft / 132.9 sq m

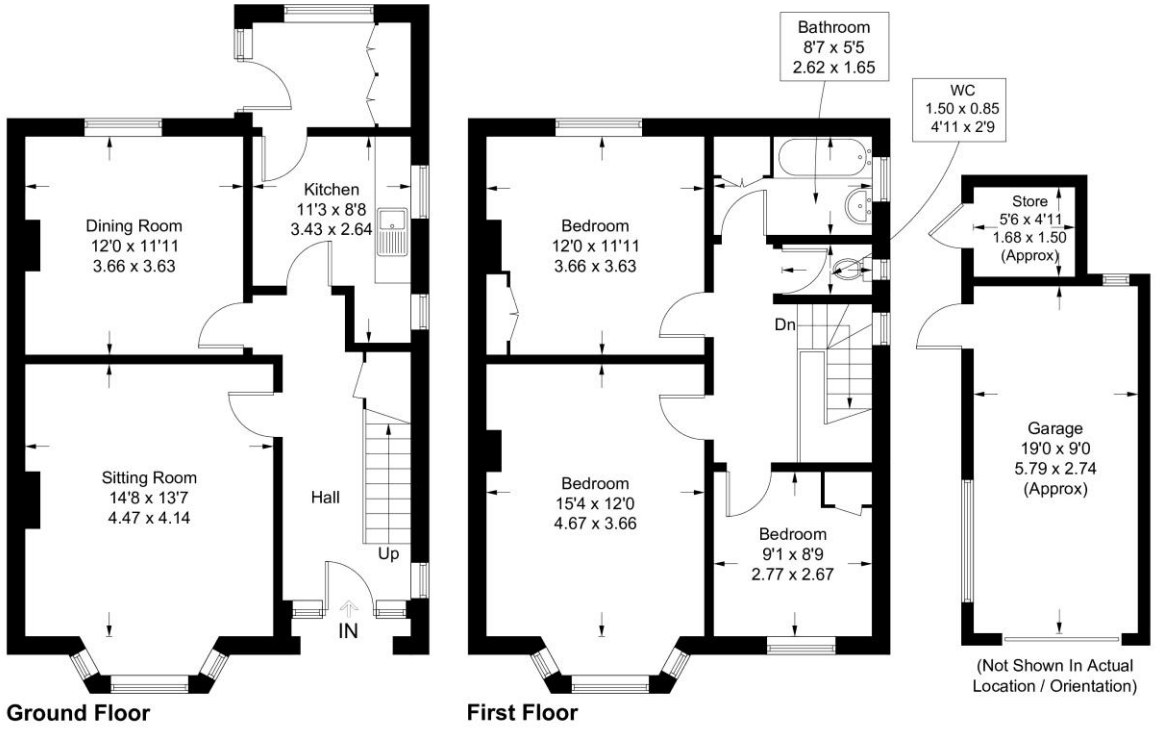


Illustration for identification purposes only, measurements are approximate, not to scale.



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