

# NORDENE

112 Leadhall Lane | Harrogate



# NORDENE

112 Leadhall Lane, Harrogate HG2 9PA

Central Harrogate 2 miles, Leeds 17 miles, Bradford 18 miles, York 24 miles

**AN EXCEPTIONAL 5/6 BEDROOM DETACHED FAMILY HOUSE  
STANDING IN SUBSTANTIAL GROUNDS OF AROUND ½ AN ACRE  
IN SOUTH HARROGATE AND WITHIN WALKING DISTANCE OF  
EXCELLENT LOCAL AMENITIES INCLUDING SCHOOLING OPTIONS**

## Accommodation

Reception hall • Cloaks/WC • Family room • Games room  
Drawing room • Superb open plan living kitchen • Utility room

Central landing • Master suite of bedroom dressing room and  
shower room • Guest bedroom with ensuite • Three further double  
bedrooms • House bathroom • Self-contained suite ideal for dependent  
relatives (or as gym, shower room and study)

Double garage, storage and wine cellar

Gated entrance to enclosed parking and turning area

Large predominantly lawned gardens affording a high degree of privacy and  
including substantial terracing

**For sale by private treaty**



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North Yorkshire, HG1 1ND  
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harrogate@listerhaigh.co.uk

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## Situation

The location of this ideal family home could hardly be bettered. Situated on the southern fringe of Harrogate offering good accessibility to the West Yorkshire conurbation, by road or rail, there are comprehensive local amenities available on Leeds Road including an M&S food hall, with the extensive attractions of central Harrogate within a 10 minute drive. There are private and state school options at junior and senior levels within walking distance, or a short drive, in Pannal Ash. The property stands within a substantial plot being predominantly to the rear and well suited for family life. The property also offers a high degree of privacy starting with an electric gated entrance that gives an immediate sense of arrival.

## Description

In recent years Nordene has been the subject of substantial extension and improvement to satisfy the requirements of modern-day family living. The result is an immaculate presented home extending to some 4650 sq ft and arranged to offer flexibility of use to suit personal preference. An extensive open plan living kitchen forms the centrepiece of this lovely home with wide bi-folding doors onto an extensive terrace that leads to the rear garden. There are three further reception rooms on the ground floor plus a mezzanine level that can be used as self-contained dependent relatives accommodation, as an alternative to the current use as a gym with ensuite shower room plus a home office. The utility room also connects to the lower level garaging and ancillary storage. The first floor accommodation is no less impressive with a large master suite of bedroom, fitted dressing room and ensuite. There are four further double bedrooms (one with ensuite) plus a house bathroom plus an inner landing area with integrated laundry facilities.





## Outside

The property is approached through an electric gated entrance leading to an ample parking and turning area adjacent to the front entry door and garaging.

There are established gardens to the front with the grounds extending largely to the rear including terracing rising up to split level lawns and bordered by mature hedges and trees that afford a high degree of privacy in highly convenient setting in South Harrogate.

## Additional information

**Tenure:** Freehold with vacant possession on completion. Council tax banding G.

**Services:** All mains services are installed including Solar Panels.

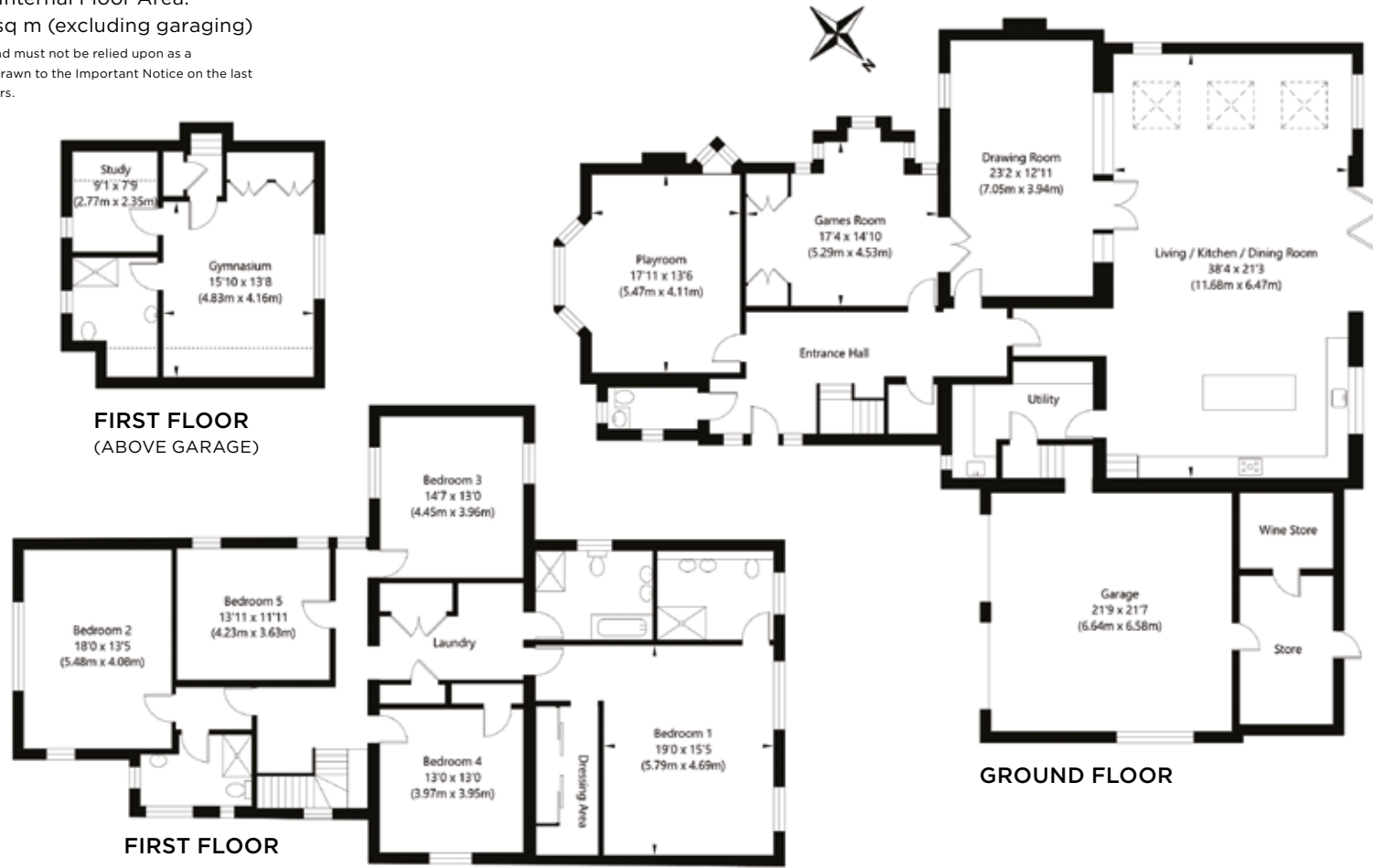
**Viewing arrangements:** Through the joint selling agents GSC Grays and Lister Haigh.

**Directions:** Proceed out of Harrogate on the Leeds Road. Turn Right onto Leadhall Lane. The property will then be seen on the right-hand side after approximately 0.75 miles.



Approximate Gross Internal Floor Area:  
4649 sq ft - 431.88 sq m (excluding garaging)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Disclaimer** "The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of the joint agents has any authority to make or give representation or warranty whatever in relation to this property." Regulated by the RICS. Brochure prepared September 2022. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	82	83
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			