



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From the Prince Of Wales roundabout, proceed along the A61 Leeds Road out of Harrogate, through the traffic lights and past the M&S food store, where the property can be found on the right hand side.



104 Leeds Road, Harrogate

Guide price £1,650,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](https://www.myrings.property)

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104 Leeds Road is a simply stunning, award winning contemporary home built to exacting standards and offering smart living at its finest. The house has been architecturally designed with the main aim being to offer sustainable living driven by technology. The house benefits from five double bedrooms and just short of 6000 square feet of total accommodation.

The house is built with polystyrene blocks and features a highly-insulated warm roof system, solar panels and an air source heat pump. Each component of the property is able to communicate with others making it a highly efficient and accountable home. Fronted by double electric gates, a large block paved driveway for multiple cars leads to a double garage with power, lighting and an electric door. The house opens into a spacious central hall with ceramic tiled and heated flooring. To the front elevation there is an office/study, an adjoining w/c and a separate utility and boot room, as well as internal access into the garage. To the rear elevation one must pay particular attention to the striking triple height atrium. There is a very large living area with bi-folding doors which lead out to the private patio seating area and good sized lawned garden beyond. The living space continues on the lower ground floor, where there is a high quality living kitchen with a range of units, integrated appliances

and granite work surfaces. The kitchen can extend out via bi-folding doors to a sunken BBQ entertaining area which is a real sun-trap in the afternoon/evening. Adjoining the kitchen is a utility area and useful laundry room. There is also the advantage of a cinema room. The house has five very well proportioned double bedrooms arranged over two floors, and four bathroom facilities all with superbly appointed tiling and sanitary ware. The master bedroom features a large balcony and a dressing room, and there is also an additional study/home office or nursery if required.

Leeds Road is a highly desirable address close to Harrogate's town centre and only minutes walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Local shopping includes Sainsburys convenience store and the newly developed Marks & Spencers. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre or more conveniently Hornbeam Park station, the AIM linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus  
2 minutes by foot



Main Roads  
A61 on doorstep  
A1M 8.2 Miles



Train  
Harrogate 1.3 Miles



Airport  
Leeds Bradford 10.8 Miles

Fixtures & fittings  
Fixtures and fittings are to be negotiated separately.

Services  
Heating is via an air source heat pump.

Rating Authority  
Harrogate Borough Council Tax Band H

Tenure  
Freehold