



## 1 THE AVENUE

HAREWOOD, LS17 9LD

£1,800,000  
FREEHOLD

Set within a prestigious conservation area, this six-bedroom Grade II listed home blends period charm with modern luxury across over an acre of private grounds. With a bespoke kitchen, elegant interiors, and extensive parking, it's an exceptional opportunity in a sought-after location.

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SELLERS OF THE FINEST HOMES

# 1 THE AVENUE

- Stunning Grade II listed historic home
- Six spacious bedrooms and three bathrooms
- Beautiful handmade bespoke kitchen with granite and hardwood worktops
- Integrated Miele appliances plus traditional AGA
- Five charming feature fireplaces throughout the house
- Three elegant reception rooms plus welcoming entrance hallway
- South and east-facing landscaped gardens for plenty of sunlight
- Alarmed garage, courtyard, and driveway with parking for 12 vehicles
- Grounds extend to approximately one acre of private land
- Opportunity to acquire additional neighbouring land from Harewood Estate



## 1 The Avenue

Set within a prestigious conservation area in the heart of sought-after Harewood, The Avenue is a remarkable six-bedroom, three-bathroom Grade II listed home, beautifully positioned on over an acre of landscaped grounds. Built in 1780 and extended with care in the 1920s and 1980s, this elegant residence blends timeless character with family-friendly living.

Grade II listed building consent has already been granted, giving buyers the rare chance to sympathetically develop and enhance this historic home to their personal taste—ideal for those seeking a standout renovation opportunity in a prime location. Planning has now progressed. The current owners have already had feedback that the plans are acceptable overall.

Though centrally situated, the home enjoys remarkable privacy thanks to mature trees, expansive gardens, and thoughtful orientation, with peaceful south- and east-facing outdoor spaces that cleverly buffer the bustle. The village setting also means superb connectivity, with excellent transport links, top-tier schooling, and all the charm and community of this vibrant, well-served village between Harrogate and Leeds.

Externally, the property offers a south- and east-facing garden, an alarmed garage, a courtyard, and a large driveway – with secure parking for up to 12 vehicles.

The grounds extend to approximately one acre, with potential to acquire additional neighbouring land from the Harewood Estate.

Further details are available to interested parties.

## REASONS TO BUY

- Stunning Grade II listed historic home with planning consent granted
- Six spacious bedrooms and three bathrooms
- Integrated Miele appliances plus traditional AGA
- Five charming feature fireplaces throughout the house
- Three elegant reception rooms plus welcoming entrance hallway
- South and east-facing landscaped gardens for plenty of sunlight
- Alarmed garage, courtyard, and driveway with parking for 12 vehicles
- Grounds extend to approximately one acre of private land
- Opportunity to acquire additional neighbouring land from Harewood Estate

## ENVIRONS

The property sits in the prime and highly sought-after village of Harewood which is conveniently placed

between Leeds and Harrogate.

Harewood village offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and children's play area.

Harewood is well placed to several popular private educational facilities which includes Gateways School in Harewood, The Grammar School at Leeds and Ashville College in Harrogate. Within a short distance of the local bus services, in particular the 'Number 36' that runs a regular service to Harrogate Spa town and Leeds City centre. The village is well placed for access to the A1M opening up the national motorway network. Leeds Bradford Airport is approximately 9 miles away providing regular domestic and international flights. The surrounding cities and towns offer renowned shopping and recreational amenities all within easy driving distance of the famous Yorkshire Dales.

## SERVICES

We are advised that the property has mains gas, water and electricity.

## LOCAL AUTHORITY

Leeds City Council

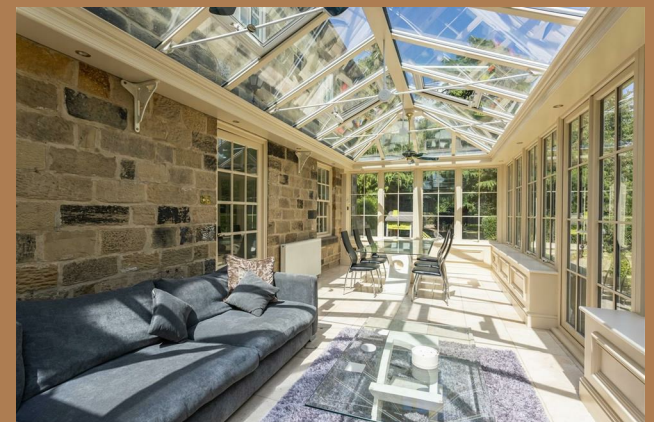
## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds

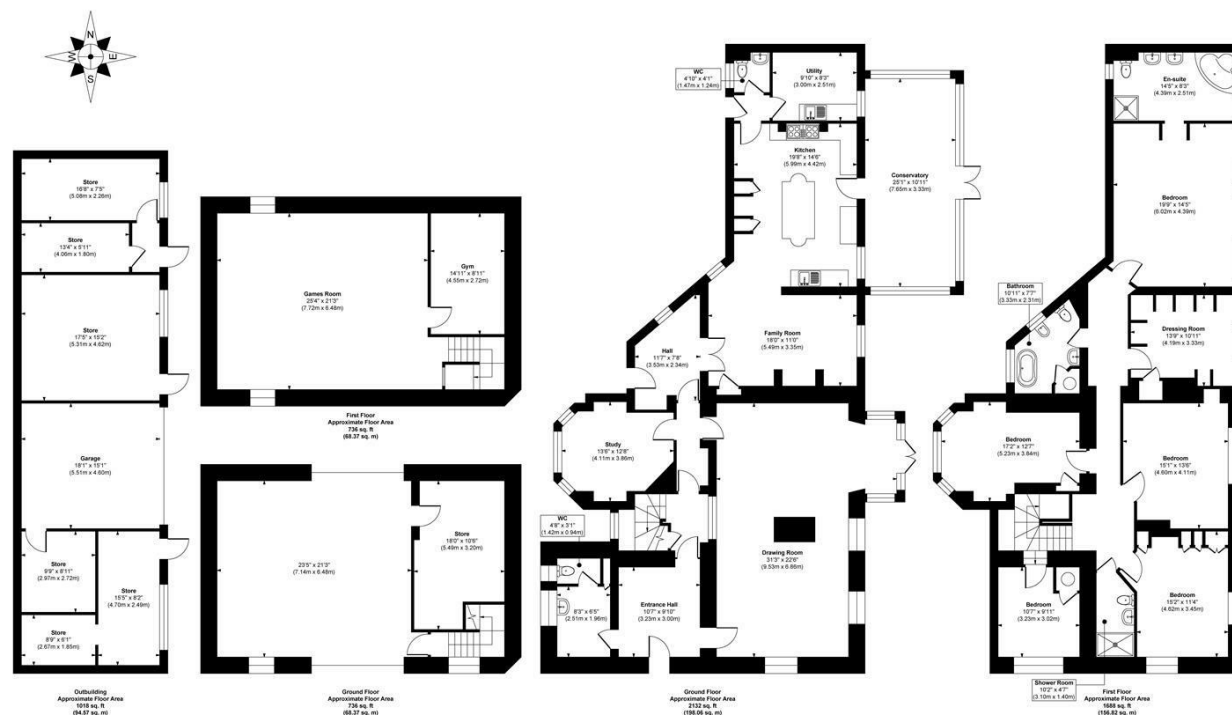
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 6310.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 6310 sq. ft / 586.19 sq. m (Including Outbuildings)**

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

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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