



THE AVENUE, HAREWOOD LS17

OFFERS OVER £400,000



A charming Georgian Cottage in the heart of Harewood.

92 The Avenue is an impressive and beautifully presented Grade II listed stone-built home. Boasting an excellent position with far reaching views and open countryside on your doorstep.

Dating back to the late 1800's and originally forming part of the village's working cottages. The property now boasts a wonderful mix of contemporary charm and character throughout, including high ceilings, original Yorkshire stone flooring and two log burning stoves, whilst being perfectly placed within one of the region's most sought-after villages.

During the current ownership, great efforts were made to preserve and upgrade the property both externally and internally with no expense spared.

Offering flexible and well-proportioned internal accommodation along with a separate garage, private parking and a well-manicured front garden and rear south facing courtyard.

This charming home can be tailored to suit a variety of different buyers, along with fantastic scope to make it your own.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
D

EPC Rating
D





Property Description.

Perfectly placed within striking distance of a renowned primary and private secondary school, village hall, local pub, excellent road transport links to Leeds, Harrogate, the A1 (M) and Leeds Bradford Airport (8.6miles).

In brief the property comprises; a sizeable sitting room with original Yorkshire stone flooring, window shutters and log burning stove.

To the rear of the property is a stylish kitchen with plenty of room for a dining table, log burning stove and access to the rear courtyard.

Completing the downstairs layout is a w/c, separate utility with plenty of storage and a fantastic useable cellar with vaulted ceiling.

To the first floor is a jaw dropping master bedroom with two large sash windows, window seats with great storage.

A further double bedroom and modern house bathroom.

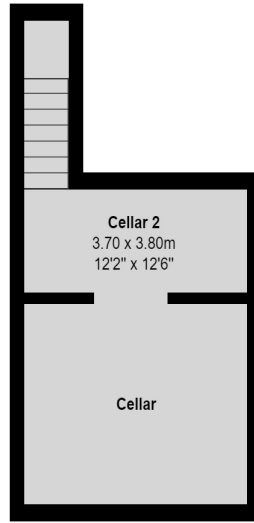
Outside and to the front of the property is a beautiful garden with mature hedges and lawn area. To the rear of the property is a privately enclosed South facing courtyard garden – a perfect place to enjoy the sun with friends and family.

Access to the garage and allocated private parking is approached via a shared driveway to the rear of the property.

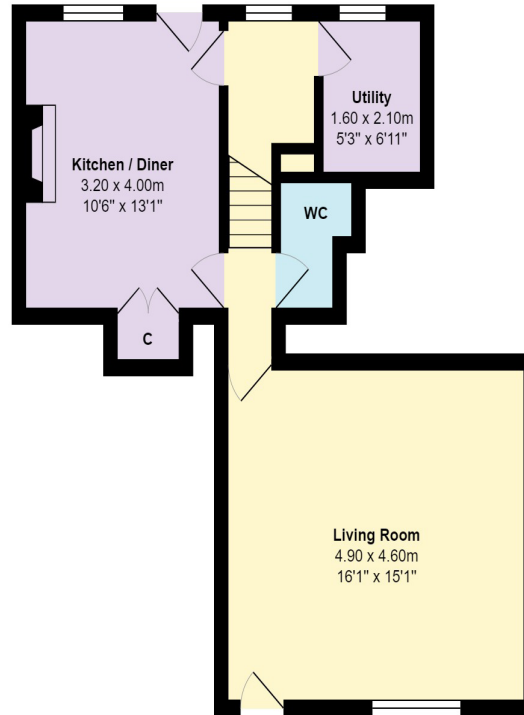
Services

We are advised the property has all main services.

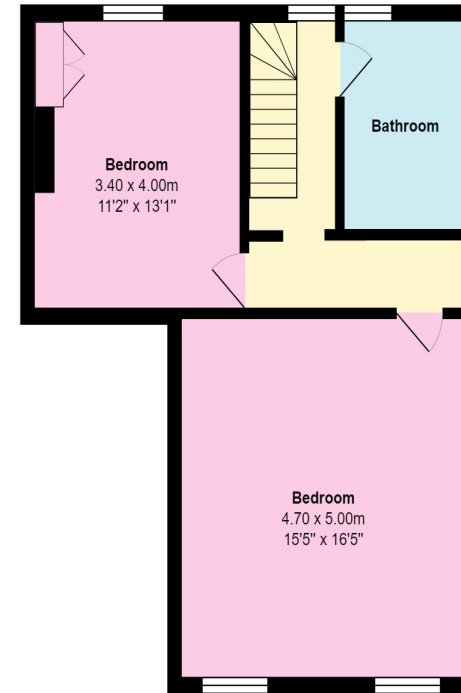




Lower Ground Floor



Ground Floor



First Floor

Total Area: 117.9 m² ... 1269 ft²

All measurements are approximate and for display purposes only

NORTH LEEDS - 0113 526 0711

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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