



THE AVENUE, HAREWOOD LS17

OFFERS OVER £700,000



A charming Georgian family home in the heart of Harewood.

94 The Avenue is an impressive and beautifully presented, double fronted, 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, with fantastic high ceilings and perfectly placed within one of the region's most sought-after villages.

This charming home can be tailored to suit a variety of different buyers and offers flexible and well-proportioned internal accommodation, along with a separate garage, home office, private parking and a well-manicured front garden and south facing rear courtyard.

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).



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
E





Property Description.

In brief the property comprises, a sizeable dining room with feature fire surround, beaded panelling and original shutters, a characterful shaker kitchen with integrated appliances and range master. Adjacent to the dining room is a large sitting room with feature fire surround and log burning stove.

Completing the downstairs layout is a separate utility with plenty of space for a washing machine and dryer, a w/c and access to the south facing courtyard.

To the lower ground floor is a fantastic sitting room/ play room and a games room.

To the first floor is a sizeable landing with panelling, to the front of the property are two fantastic double bedrooms with views over the garden and one benefits from an en suite shower room.

To the rear of the property is a further bedroom and tiled house bathroom.

Outside and to the front of the property is a beautiful private garden with mature hedges and lawn area. To the rear of the property is a privately enclosed south facing courtyard garden and home office with bi folding doors – the private courtyard is 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.



Location

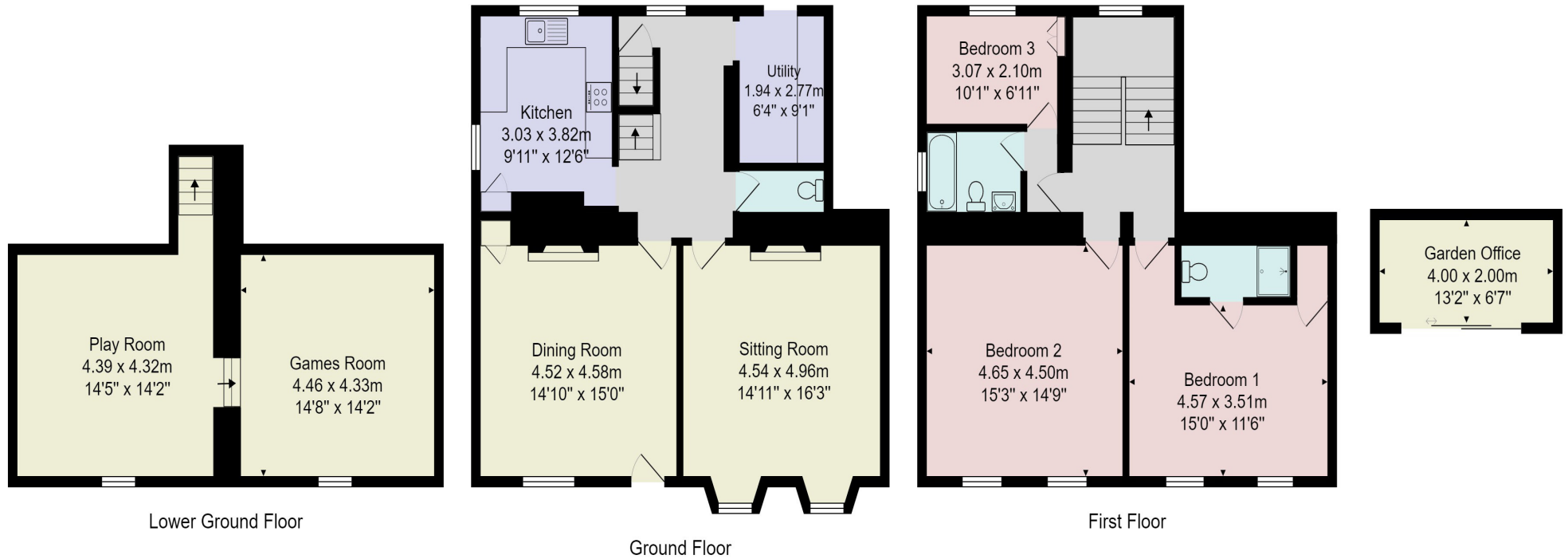
The property sits within the highly sought-after village of Harewood which is conveniently placed between Leeds and Harrogate. Harewood village offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and newly installed children's play area. Village residents also benefit from annual membership to Harewood House Estate meaning access to the house gardens, Italianate terrace, Himalayan garden, adventure playground, several special event days and finally 1000 acres of grounds to explore, with a circular footpath for those who like to appreciate the outdoors; all on your doorstep.

Services

We are advised the property has mains gas - mains electric and mains drainage.







Total Area: 209.0 m² ... 2250 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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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