



49 BONDGATE, HAREWOOD, LS17

OFFERS OVER £350,000



A charming and beautifully presented Grade II listed cottage.

Constructed in the 18th century this stunning Georgian Grade II listed period home boasts a beautifully landscaped rear garden and larger than average outbuilding, ripe for development.

The current owners have completely renovated the property taking it back to brick and adding additional insulation in the walls, new electrics and new heating/boiler - all in the last 5 years - with beautiful bespoke cabinetry fitted throughout, the attention to detail is superb and quality has been at the heart of everything they've done.

Occupying a prime and peaceful position, within one of the region's most sought-after villages between Leeds and Harrogate. Harewood offers several local amenities including 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 the Harewood Estate, providing access to the house gardens, Italiante 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.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
Band D





Property Description.

In brief the property comprises: a generous sitting room with beautiful ceiling beams, stone fire surround and large windows allowing the light to flood in - there is also ample space for a dining table if required.

To the rear of the ground floor is a modern shaker kitchen with oven, electric hob, plumbing for a dishwasher and space for a tall fridge freezer. There is also the added benefit of a large pantry cupboard.

To the rear of the kitchen is a utility room with plumbing for a washer/dryer, further bespoke storage cabinet, a Vaillant boiler and access out to the rear garden.

To the first floor are two generous single bedrooms - one with built-in wardrobe - a fantastic master bedroom with gorgeous ceiling beams and further built in storage, all beautifully crafted to fit the characterful spaces and a modern house bathroom with stylish fixtures and fittings.

Outside is a well landscaped private garden, mainly laid to lawn with planted borders and patio seating area, along with a larger than average stone-built outbuilding currently used for storage but offering huge potential to create a spectacular office/ gym/ annexe. (subject to any necessary planning).

Services

We are advised the property is connected to mains water, electricity and drainage. Mains gas fired central heating is also installed.

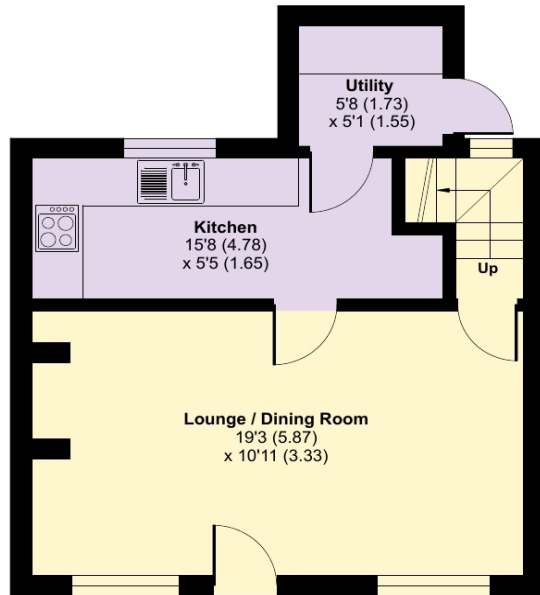




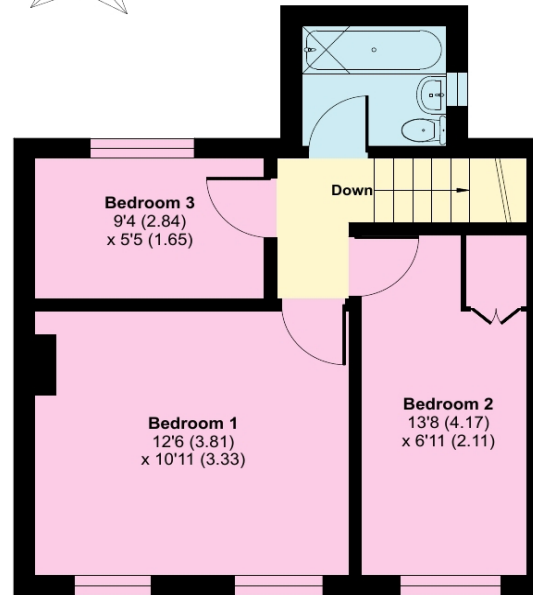
Bondgate, Harewood, Leeds, LS17

Approximate Area = 732 sq ft / 68 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 884 sq ft / 82.1 sq m

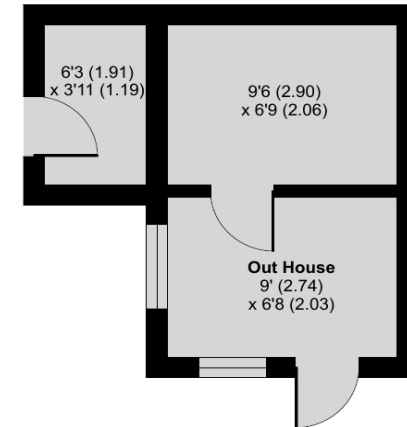
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for North Residential Leeds Limited. REF: 1190776

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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 December 2023. Photographs and videos dated December 2023.

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