

Floor Plan



Asking Price £1,150,000

Campus Cottage Leathley Lane, Leathley, Otley, LS21 2JY

4 Bedroom Cottage - Detached

Energy Performance Certificate

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

Directions

Proceed from Harrogate proceed through Beckwithshaw towards Pool. Drop down into the village of Leathley and once on the level the property is found on the right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

A stunning four bedroomed detached cottage originally dating back to 1841 has been recently and tastefully refurbished offering spacious and flexible living accommodation with original features throughout with large gardens and benefitting from a superb location in Leathley.



HOPKINSONS
ESTATE AGENTS

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Description

With gas LPG central heating and newly installed double glazing throughout the living accommodation comprises, entrance porch, entrance hall/dining area which leads into the snug with wood burning stove and double doors leading out towards the paddock. An inner hall leads to the spacious lounge with feature fireplace and sliding feature doors leading out onto the patio over looking the rear gardens, downstairs shower room and separate utility room. There is a sitting room with feature fireplace, dining/breakfast room, and newly fitted kitchen with integrated appliances, electric hob and oven and a rear porch.

On the first floor the landing leads to the master bedroom suite with fitted wardrobes and a modern ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with fitted wardrobes, third double bedroom, a great sized fourth bedroom and modern house bathroom with separate bath, w/c and hand basin.

Outside to the front of the property is a shared driveway leading to a gravelled driveway offering off street parking for multiple vehicles. To the front of the property is a large paddock and the gardens wrap round to the side and rear of the property with multiple seating areas including a private south west facing patio off the lounge, fish pond, sheds, hut, a stone built log and coal stores and large lawns with well stocked flower beds.

