



3 Crescent Cottages, Harewood, LS17 9LD



Key Features

- A beautiful end of terrace property
- Two ground floor extensions
- Modern open plan kitchen/living space
- Dining room with lantern roof
- Study area with Velux windows
- Two ensuites with Villeroy & Boch fittings
- Fully enclosed rear garden
- Two double bedrooms with fitted wardrobes
- Allocated parking space & visitor parking
- Highly sought after location



Discretely positioned off The Avenue in Harewood, this beautiful two bedroom cottage has been meticulously extended by the current owners and is fitted with high quality fixtures and stylish interior throughout.





This stunning home has period style high ceilings and sash windows, whilst benefiting from a more modern construction having been built in 2012.

To the front is a pretty garden and pathway leading to a welcoming entrance hallway, with travertine flooring, and guest W.C.

To the left of the entrance hallway is the living kitchen which spans the entire depth of the property and has been thoughtfully extended to the rear to create a home office space, with two electric Velux windows, leading directly to the rear garden. The stylish kitchen, with underfloor heating, has a double Belfast style sink, a generous amount of fitted units and worktop space and offers a range of integrated appliances including a Neff oven, a Neff combination microwave/oven, warming drawer, integrated dishwasher, gas hob and spaces for a washing machine, tumble dryer and American style fridge/freezer. An archway leads to a further reception room, currently used as a dining room, which has been beautifully and sympathetically extended, with sash windows and a lantern roof.

To the first floor are two double bedrooms. Both bedrooms have sash windows and fitted wardrobes, each serviced by ensuite facilities, one with a bathroom and one with a shower room. Both ensuites have Villeroy and Boch sanitaryware and underfloor heating. The landing gives access to the loft which is fully boarded and has a fitted ladder.

To the rear is a private enclosed walled garden with a generous storage shed, artificial lawn, a patio seating area and is ideal for outdoor entertaining. A gate leads to the side of the property with an additional garden area. There is an allocated parking space to the front plus guest parking in the courtyard area.

The property is located in the highly sought-after conservation village of Harewood, conveniently located almost halfway between Leeds and Harrogate and Harewood House and the beautiful estate grounds are within walking distance. The village of Harewood offers a range of amenities including a village hall and cafe, primary school, public house and a recently built children's play area with tennis courts and exercise machines. Gateways independent school is located in the village and The Grammar School at Leeds is just a short drive away at Alwoodley Gates.

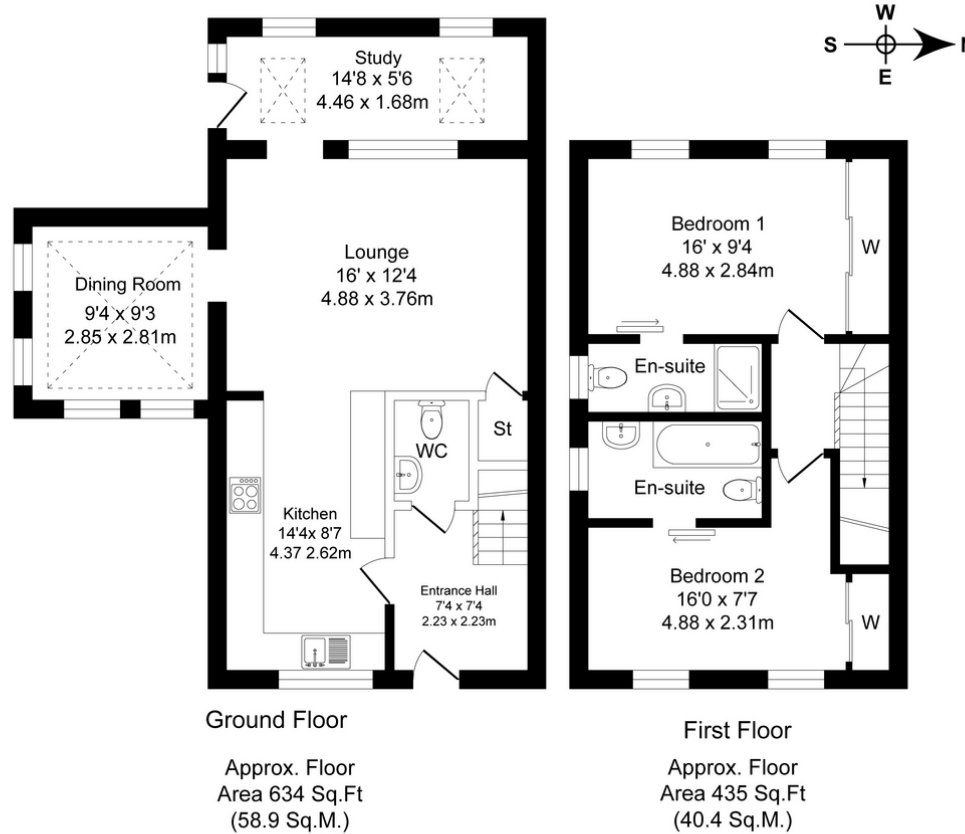
SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



Crescent Cottages, Harewood

Total Approx. Floor Area 1069 Sq.ft. (99.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	79	88
(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, Scotland & Wales		

EU Directive
2002/91/EC



Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

