



94 The Avenue, Harewood, Leeds, West Yorkshire, LS17 9LD

£700,000

Offers Over

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A stunning Grade II Listed end-of-terrace property, providing stylish and well-presented accommodation with attractive front garden, and additional rear garden with garden office/studio.

This delightful home was built in the early 19th century by Peter Atkinson, and based on a design by the famous architect, John Carr, on behalf of the first Earl of Harewood, Edward Lascelles. The property would originally have formed a pair of estate workers cottages which were amalgamated into one substantial property sometime ago. The modern accommodation now provides generous living space with two impressive reception rooms, together with a modern fitted kitchen, on the lower ground floor there are two additional reception rooms, three first floor bedrooms, a modern bathroom and ensuite shower room. There is a good sized and attractive garden to the front together with a further in closed rear courtyard garden, superb garden room/office with sliding glazed doors and a single garage.

The property is located in the heart of Harewood, an attractive village, well served by local amenities, including public house, primary school, Village Hall, doctor's surgery and village shop and is conveniently situated between Harrogate, Wetherby and Leeds.





GROUND FLOOR

SITTING ROOM

An impressive reception room with fitted shelving and cabinets and wood-burning stove. Windows to the front overlook the garden.

DINING ROOM

A further good sized reception room with wood panelled walls and attractive fireplace.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of stylish fitted units with granite worktops. Range cooker and integrated appliances.

LOWER GROUND FLOOR

FAMILY ROOM

A further large reception room, providing an additional sitting area or playroom.

GAMES ROOM

A further reception room, ideal for a games room or cinema room etc.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

EN-SUITE

A white suite comprising WC, basin and shower.

BATHROOM

With WC, basin and free-standing bath.

OUTSIDE

The property has a large front garden with lawn and paved sitting area. To the rear there is a further enclosed paved garden, providing an excellent private outdoor seating area.

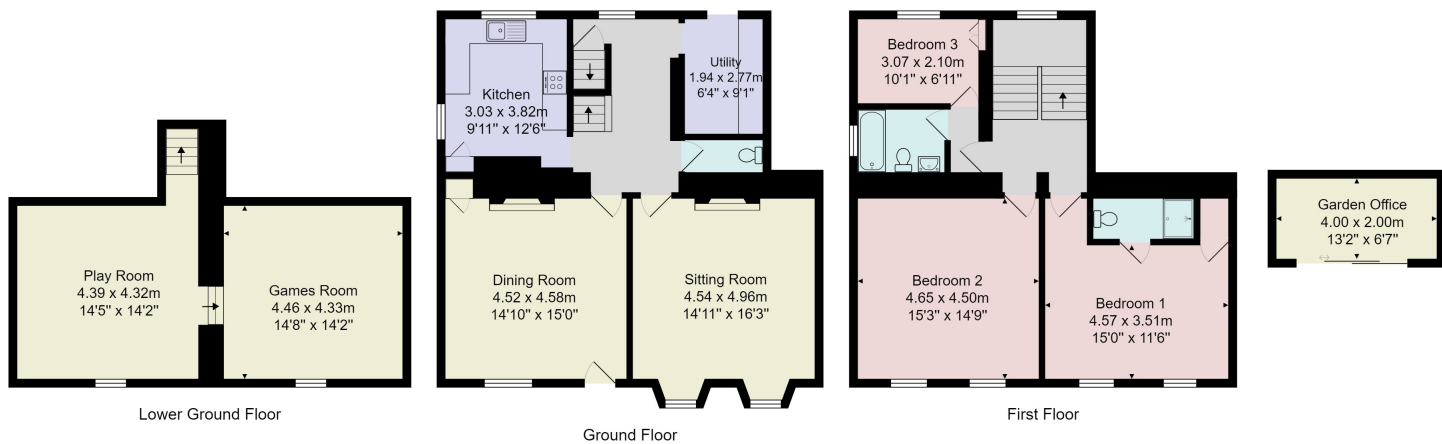
GARDEN OFFICE

A substantial stone outbuilding that has been renovated to provide superb, additional living space, currently utilised as a home office but with potential to be used for alternative purposes, such as additional sitting area, studio, or gym. Fully insulated with lights and power and glazed doors leading to the rear garden.

Tenure - Freehold

Council Tax Band - E





Total Area: 209.0 m² ... 2250 ft²

All measurements are approximate and for display purposes only.

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