



VERITY
FREARSON

CAMPUS COTTAGE, LEATHLEY LANE, LEATHLEY, LS21 2JY

£1,075,000

CAMPUS COTTAGE, LEATHLEY LANE,

Leathley, LS21 2JY

A charming four-bedroom detached cottage, originally dating from 1841, having been recently refurbished to a high standard whilst retaining original features throughout with large gardens, situated in this desirable position within Leathley.

This impressive property provides stylish and flexible accommodation, with various reception rooms and wood-burning stoves and a stunning modern kitchen. There is also a downstairs shower room and utility. On the first floor there are four bedrooms, a modern bathroom and en-suite shower room. A particular feature of this property is the impressive gardens with various lawns, planted borders, fruit trees and sitting areas, enjoying a delightful outlook over the surrounding countryside.

The property is situated in this delightful position, within a desirable village of Leathley, between Harrogate and Otley, and surrounded by beautiful open countryside.

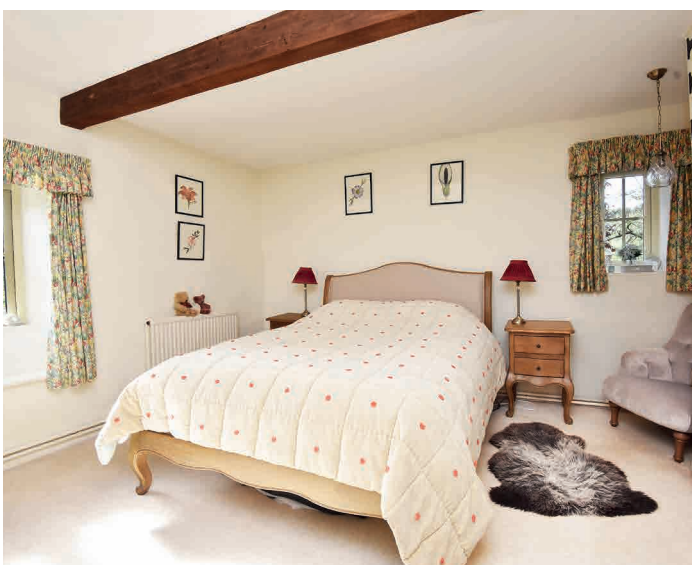


Entrance Hall and Snug · Lounge · Sitting Room · Dining Room · Shower Room · Utility · Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Gardens · Greenhouse and Summerhouse







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL & SNUG

Providing a spacious entrance way together with sitting and dining areas with wood-burning stove and glazed patio doors leading to the garden.

LOUNGE

A large reception room with glazed sliding doors leading to the garden. Attractive stone feature fireplace with open fire.

SITTING ROOM

With wooden flooring and wood-burning stove. Glazed door leaves to the garden. Exposed wooden beams.

DINING ROOM

A further reception room providing a dining area.

SHOWER ROOM

A useful downstairs shower room with WC, washbasin and shower.

UTILITY ROOM

With tiled flooring and sink. Space and plumbing for appliances.

KITCHEN

With a range of stylish wall and base units with quartz worktops. Induction hob, integrated oven, dishwasher and fridge.

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an en-suite.

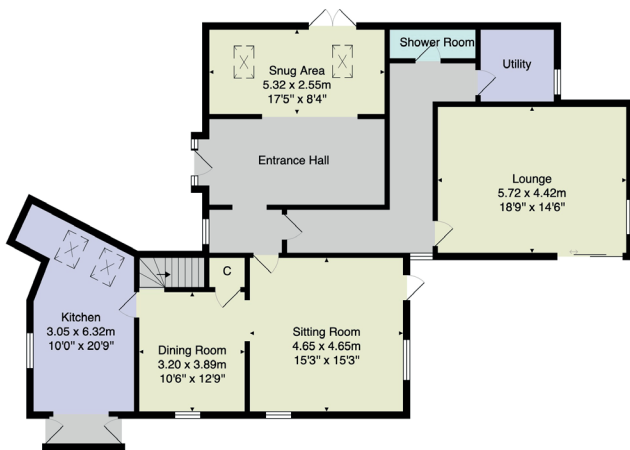
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and large walk-in shower. Tiled walls and floor. Heated towel rail.

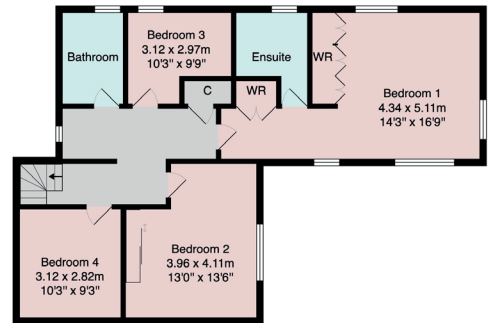
BATHROOM

A white suite comprising WC, washbasin and bath.

FLOOR PLAN



Ground Floor



First Floor

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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Outside

A gravel drive provides access to the property and ample parking. The neighbouring property has a right of access across the driveway to the property. There are very good-sized gardens surrounding the property, with various lawns, planted borders and fruit trees. Large paved, sitting area and pond. There is also a secret garden, providing a further secluded, paved sitting area with views over the surrounding countryside. Various sheds, greenhouse and summerhouse. Coal and log store.

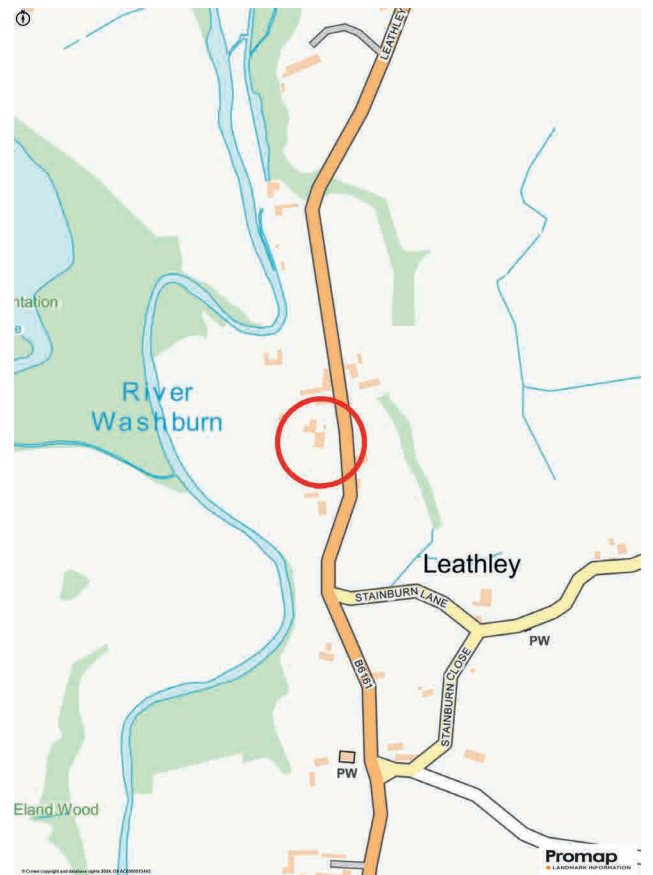
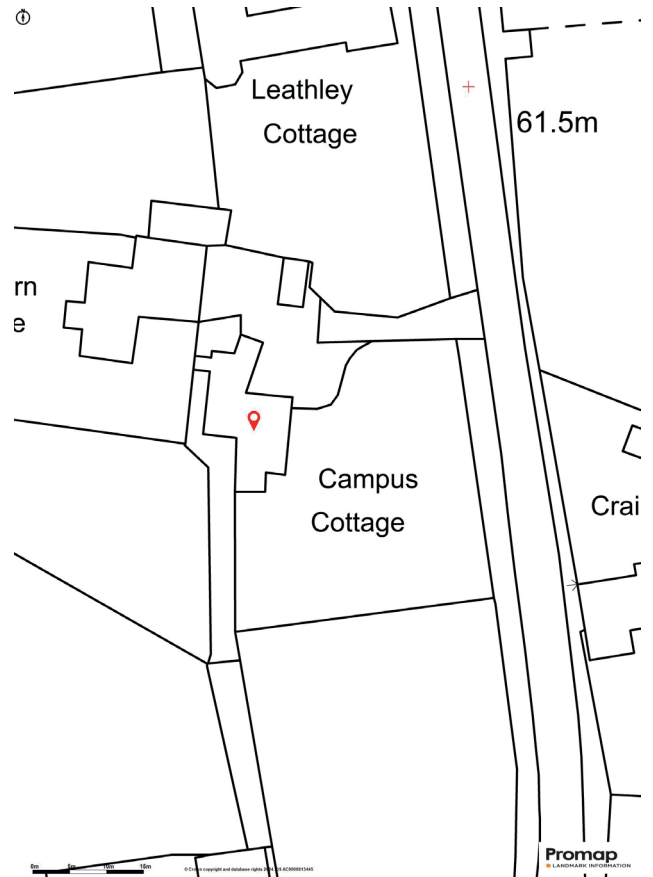
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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