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**3 Bridge House Cottage, Harrogate Road,
Harewood, Leeds, LS17 9LW**
Asking Price: £625,000
Energy Rating: TBC

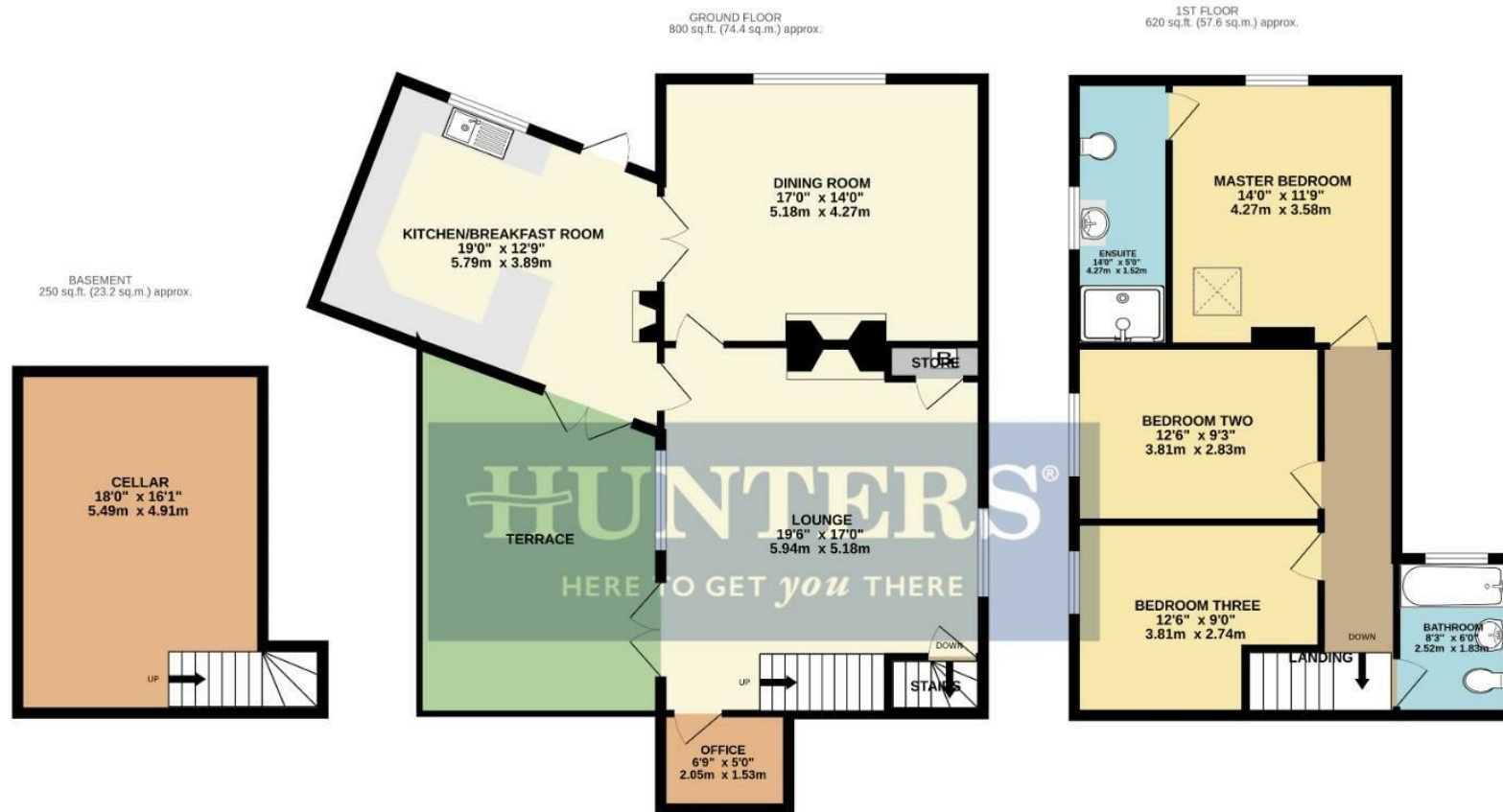
3 Bridge House Cottage, Harrogate Road, Harewood, Leeds, LS17 9LW

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FABULOUS COTTAGE BURSTING WITH CHARACTER – SUPERB APPROXIMATELY ONE ACRE PLOT WITH Paddock AND GATED YARD FOR MULTIPLE VEHICLES - THREE DOUBLE BEDROOMS - TWO BATHROOMS – PRIVATE GARDENS AND PATIO TERRACE AREA – 1922 STONE BUILT PROPERTY - OPEN PLAN KITCHEN BREAKFAST ROOM - OFFICE - BASEMENT - MAGNIFICENT COUNTRYSIDE VIEWS

Originally built in 1822, the cottage is part of a development which was first a school before becoming a private residence to Cornel Cust, in the mid 1800s. A mid terrace building, there are fantastic original features, exposed rafters and chunky fireplaces, while having been tastefully modernised in a way that is complementary to the age of the cottage. Occupying approximately an acre of land, there is a sizeable paddock, gated yard area, gardens and a private patio externally. Internally, it briefly comprises; kitchen breakfast room, dining room, lounge and office on the ground floor. On the first floor is an en-suite master bedroom, landing house bathroom and a further two double bedrooms. There is also a basement below. Energy Rating - TBC

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BRIDGE HOUSE COTTAGE, HARROGATE ROAD, HAREWOOD, LEEDS, LS17 9LW

TOTAL FLOOR AREA : 1670 sq.ft. (155.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Kitchen Breakfast Room

19'0" (max) - 12'9" (max)

Extractor over space for range cooker, dish washer, porcelain sink with drainer, pantry unity, breakfast bar, double doors to the patio terrace, log burner, tiled floor and a range of wall and base units.

Dining Room

17'0" (max) - 14'0" (max)

Radiator, double doors to the kitchen breakfast room, door to the lounge and open fire with mantle and surround.

Lounge

19'6" (max) - 17'0" (max)

Stone floor. double doors to the patio terrace, log burner with surround, radiator and store room housing boiler. Stairs under the stairs to the basement level.

Office

6'9" (max) - 5'0" (max)

Landing

19'6" (max) - 6'9" (max)

Stairs to the lower level.

Master Bedroom

14'0" (max) - 11'9" (max)

Radiator, exposed rafters to vaulted ceiling and Velux windows.

Ensuite

14'0" (max) - 5'0" (max)

Shower cubicle with glass surround, heated towel rail, wash hand basin with pedestal under and w/c.

Bedroom Two

12'6" (max) - 9'3" (max)

Radiator and exposed rafters to vaulted ceiling.

Bedroom Three

12'6" (max) - 9'0" (max)

Radiator and exposed rafters to vaulted ceiling.

Bathroom

8'3" (max) - 6'0" (max)

Panel bath with shower over, radiator, wash hand basin and w/c.

Basement

18'0" (max) - 16'1" (max)

Stairs to the upper levels.

Driveway and Yard Area

Secured by an electric gate, there is parking for multiple vehicles.

Patio Terrace Area

19'2" (max) - 12'9" (max)

Accessible from double doors in kitchen and lounge.


Gardens

Grassed lawns, flower beds, plants, pathway to the front door and a feature well.

Paddock

Currently grassed area with fences creating a secure border. Arable land and can not be built on.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









