



Lea Gate, Harwood

Offers Over £255,000

**Miller Metcalfe**  
*Every step of the way*

If you're looking for the perfect stone cottage, beautifully presented and brimming with charm, then this is the one for you! Located right in the heart of Harwood, you'll be within a short stroll of the fantastic independent shops, cafés and amenities of the Village. Situated on Lea Gate, this home offers a driveway and detached garage, lounge, country style fitted kitchen, two bedrooms and a beautiful 3-piece bathroom. Viewing is highly recommended.

The property is freehold, providing peace of mind for prospective buyers. Upon entering, you are greeted by a welcoming atmosphere with a entrance porch, lounge, inner lobby with stairs rising to the first floor and access to a country cottage style fitted dining kitchen. To the first floor are two spacious bedrooms and a three piece bathroom suite. outside the property sits in a generous plot with a garden to the front with borders of plants and shrubs, there is a driveway providing parking for several cars and leads to a detached single garage. The rear garden is low maintenance with astro turn garden and a patio area. The rear garden has the benefit of not being overlooked.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

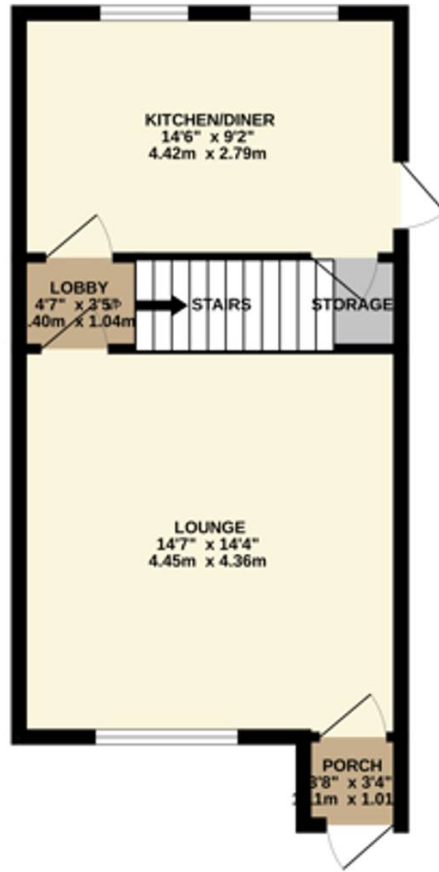
EPC Environmental Impact Rating:



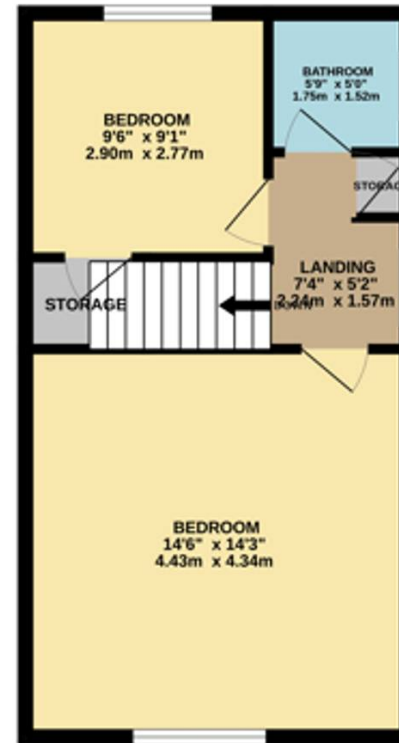




GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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