





**Havercroft,LEEDS LS12 5AB**

william h brown

***welcome to***

## Havercroft, LEEDS

An exceptional three-bedroom terrace offering beautifully improved accommodation throughout, featuring a characterful lounge with wood burner, stylish kitchen diner, useful cellar, occasional loft room, stunning private garden with summerhouse and barbecue area, plus the rare benefit of two garages













**Property Information**
Offered to the market with NO ONWARD CHAIN, this exceptional and characterful three-bedroom end-terrace home occupies a discreet and enviable position. Believed to be over 200 years old and forming part of Farnley's rich local history, this unique home is one of a small collection of properties tucked away from the main road, a hidden gem that many local residents do not even realise exists. Lovingly renovated and significantly improved by the current owner, the property seamlessly blends period charm with high-quality modern finishes to create a spacious and versatile home perfectly suited to contemporary family living. Retained character features include high ceilings, feature fireplaces, shutter blinds and a stunning freestanding claw-foot bath, whilst practical updates include a boiler installed in 2020 and regularly serviced, replacement doors and windows with FENSA certification from 2025, and upgraded loft insulation incorporating Kingspan insulation to the roof space. The substantial gardens offer a rare amount of outdoor space and tremendous future potential.

**Lounge**
The welcoming lounge is a superb reception room full of warmth and character, featuring a charming wood-burning stove set as the focal point of the room. Decorative coving to the ceiling, stylish shutter blinds and useful built-in storage complement the space, creating the perfect environment for relaxing and entertaining.

**Kitchen Diner**
The impressive kitchen diner has been thoughtfully designed to provide both practicality and style. Fitted with a range of units incorporating an integrated oven and hob, the room is enhanced by a central island, feature fireplace, spotlights and attractive laminate flooring. A useful pantry offers additional storage, while a stable door provides direct access to the garden.

**Cellar**
The cellar is divided into two useful sections and benefits from power and lighting. Offering excellent storage, workshop potential or utility space, it provides valuable additional accommodation. One room currently used as the utility room with washing machine in situ with another fridge freezer.

**Landing**
**Bedroom One**
A spacious double bedroom featuring high ceilings which create an excellent sense of space and light.

**Bedroom Two**
Another generous double bedroom with high ceilings and attractive shutter blinds, providing a comfortable and stylish retreat.

**Bedroom Three**
A good-sized single bedroom ideal as a child's room, guest room, nursery or home office.

**Loft Room**
Accessed from the first floor, the loft has been transformed into an excellent occasional room. Fully boarded and plastered and insulated with Kingspan insulation to the roof. With a Velux window providing natural light, it offers versatile space ideal for hobbies, home working, a playroom or additional storage.

**Bathroom**
Beautifully appointed, the bathroom comprises a beautiful claw foot bath, walk-in waterfall shower, wash basin and WC. Finished with laminate flooring, spotlights, heated towel rail and extractor fan, it offers a modern and luxurious feel.

**Outside Area**
Externally, the property truly comes into its own. The substantial gardens offer a rare amount of outdoor space and tremendous future potentiaL To the front of the property is a generous lawned garden which enhances the property's kerb appeal.

The rear garden is a real highlight, providing a private outdoor haven ideal for entertaining and family enjoyment. Features include large enclosed garden, Pergola seating area, built-in barbecue, Summerhouse with tiled flooring and electricity supply, gated access, excellent degree of privacy, two garages superb storage and parking options. Bottom section of garden has a greenhouse and a huge area for a lot of potential for a veggie garden, more features or another man-shed.

**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Note**
Viewing is highly recommended to fully appreciate everything this remarkable home has to offer. A brochure containing before photographs of the property will be available during viewings, allowing prospective purchasers to appreciate the full extent and quality of the renovations undertaken by the current owner.



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## Havercroft, LEEDS

- Beautifully improved throughout by the current owner
- Occasional boarded and plastered loft room
- Boiler installed in 2020 and regularly serviced
- FENSA warranty for windows and doors from 2025
- Character lounge with wood-burning stove

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

# £350,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117081 - 0003

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