



6 Spring Gardens, Harewood
£299,995

UNEXPECTEDLY REOFFERED FOLLOWING CHAIN COLLAPSE - THIS CHOCOLATE BOX STYLE SEMI DETACHED COTTAGE IS NESTLED WITHIN THIS QUIET CUL DE SAC IN CENTRAL HAREWOOD VILLAGE - LARGE CORNER PLOT - PRIVATE SOUTH WEST FACING GARDEN - TWO DOUBLE BEDROOMS - LIVING ROOM - DINING KITCHEN - PORCH AREA - SPACIOUS DRIVEWAY FOR 1-2 CARS - OVERLOOKING CENTRAL COPSE

This beautiful house feels like it's in the middle of the Yorkshire Dales and yes it's on excellent bus routes to Harrogate, Leeds and surrounding areas and just round the corner from the beautiful walks within the Harewood estate. Briefly comprising: The heating are electric room heaters (there is a gas supply which would require connection for gas central heating to be installed.). The property briefly comprises: Spacious living room with views over the central copse and the beautiful rear garden. Breakfast dining kitchen with porch area to the side with additional storage. The two bedrooms are well proportioned doubles. The house bathroom has a white suite with a bath and shower above. The stunning rear garden has been lovingly landscaped by the current owners and is exceedingly private and a real sun trap being South West facing. EPC RATING TBC

AREA GUIDE

Harewood, a charming village near Leeds, offers a desirable location for buyers seeking a blend of rural tranquility and convenient access to amenities. It's known for its historic Harewood House, beautiful

gardens, and a strong sense of community.

Situated on the A61 between Leeds and Harrogate, Harewood provides easy access to both cities, as well as nearby towns like Wetherby.

Harewood C of E Primary School is rated "outstanding" by Ofsted, and Gateways School is a well-regarded independent school. The area also falls within the catchment of highly sought-after secondary schools in Wetherby and Harrogate.

Harewood's location makes it ideal for commuters, with good road and public transport links to Leeds, Harrogate, and beyond.



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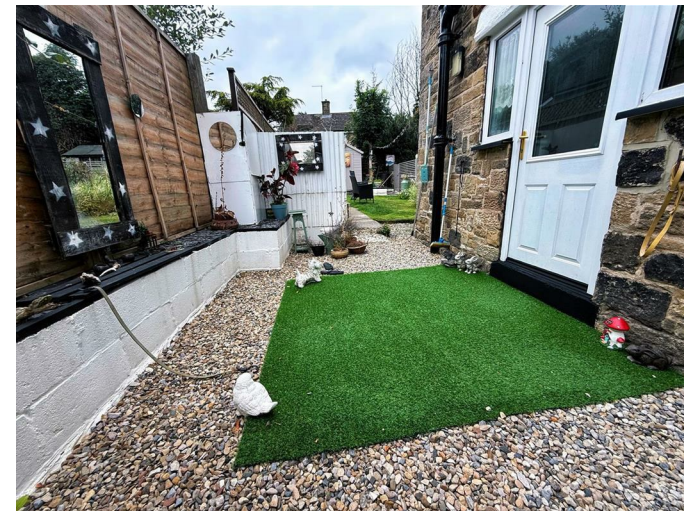
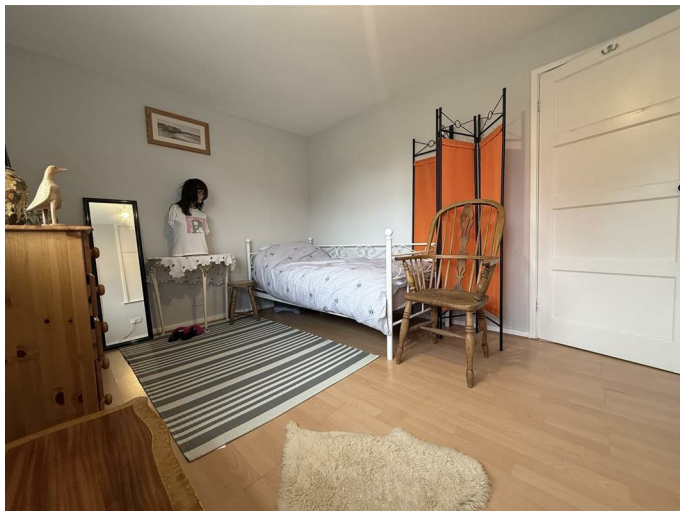
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ALAN COOKE
SALES & LETTINGS





COUNCIL TAX BAND

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PARKING

The parking at the property is spacious driveway

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



6 SPRING GARDENS HAREWOOD, LS17 9LL
APPROX. GROSS INTERNAL FLOOR AREA 69 SQ M / 743 SQ FT
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

