



**The Cottages Houghley Lane, LEEDS LS13 2DT**

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**The Cottages Houghley Lane, LEEDS**

A charming character-filled 17th century cottage situated in a quiet secluded conservation area with ample ground floor accommodation & three good-sized bedrooms & house bathroom. Outside features a generous driveway with EV charger & a beautifully kept garden. Packed with personality & character.



## Auctioneer's Comments

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## The Cottages, Houghley Lane

This wonderful and truly distinctive 17th century cottage enjoys an excellent position, situated in a quiet secluded conservation area and offers far more than meets the eye. An internal viewing is highly recommended to fully appreciate the charm, warmth and potential this delightful home has to offer.

The ground floor features a welcoming dining room, a cosy lounge and a well-appointed fitted kitchen, while the first floor provides three generously sized bedrooms and a house bathroom.

Outside, the property benefits from a sizeable driveway complete with an EV charging point, and a beautifully maintained garden that provides an idyllic outdoor retreat.

Steeped in character, the cottage showcases an array of captivating features—including exposed timber beams, striking feature brick walls, an impressive inglenook fireplace and charming feature windows—each adding to the homes unique appeal and timeless atmosphere.

## Ground Floor Dining Room

17' x 11' 1" ( 5.18m x 3.38m )

The front door opens into a versatile reception room, currently used as a dining area, where exposed dark wooden ceiling beams create an authentic cottage feel. Light wooden flooring keeps the space bright and inviting, while a feature stone fireplace and a charming arched window offer distinctive focal points rich with period character. Additional feature windows to the front allow ample natural light to fill the room, enhancing its warm and welcoming atmosphere.

## Living Room

18' 10" x 13' 3" ( 5.74m x 4.04m )

This lounge is a beautifully characterful and inviting space that blends historic charm with modern comfort. Dark exposed ceiling beams immediately set a warm, rustic tone, complemented by an impressive stone inglenook fireplace that acts as the room's standout traditional feature. Inside the fireplace sits a wood-burning stove. Useful storage cupboard set, feature windows to the front and stairs up to the first floor.

## Kitchen

13' 4" x 6' 11" ( 4.06m x 2.11m )

Cream shaker-style cabinets combine beautifully with warm wooden worktops to create a cosy yet fresh aesthetic. The practical U-shaped layout provides generous workspace and easy access to appliances, including an integrated oven, fridge freezer, gas hob, and space for a washing machine beneath the counter. Ceiling spotlights and a side window ensure the kitchen remains bright and welcoming.

## First Floor Landing

A spacious landing

## Bedroom One

15' 2" x 12' 10" ( 4.62m x 3.91m )

A spacious double bedroom featuring a generous range of fitted wardrobes for ample storage, along with attractive feature windows and a radiator.

## Bedroom Two

12' 3" x 11' 11" ( 3.73m x 3.63m )

A second double bedroom featuring an exposed brick feature wall, a useful storage cupboard, an access hatch to the loft, a feature window, and a radiator.

## Bedroom Three

10' 5" x 6' 7" ( 3.17m x 2.01m )

A good sized third bedroom with useful storage, window and radiator.

## Bathroom

This bathroom is a bright, stylish space that blends modern touches with classic charm. The room features a beautiful freestanding roll-top bath alongside a separate corner shower, offering both luxury and practicality. Half-height white metro tiles with contrasting grout give a clean, contemporary look. A pedestal sink and traditional-style toilet sit against the tiled wall, window set into a deep sill brings in natural light, complemented by the warm tones of the wooden flooring that enhance the rooms inviting feel.

## Outside

The property benefits from ample parking for 3-4 cars along with a EV charging point.

This garden offers a lovely blend of character and practicality, with clearly defined spaces for relaxing and enjoying the outdoors. A stone-paved patio provides a generous seating or dining area, A raised planted bed adds greenery and seasonal interest, framed by stone edging that enhances the garden's natural charm. A neat lawn sits to one side, bordered by established shrubs and mature trees that create a sense of privacy and seclusion. The charming pale-blue wooden gate adds a cottage-style touch, leading to additional outdoor space. Overall, the garden feels welcoming and well-kept—an ideal spot for outdoor living.

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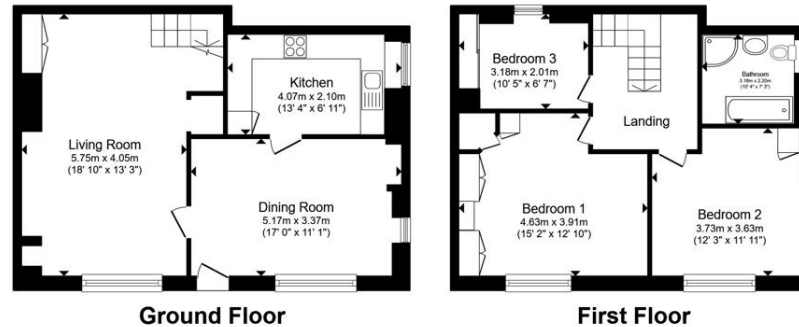
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Unique, character-filled cottage in a great location
- Cosy lounge, dining room and fitted kitchen

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£335,000**



Total floor area 111.4 m<sup>2</sup> (1,199 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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