

VERITY
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THE HARROGATE ESTATE AGENT

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1 Bridge House Cottage, Harrogate Road, Harewood, LS17 9LW

£375,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

1 Bridge House Cottage, Harrogate Road, Harewood, LS17 9LW

A fantastic opportunity to purchase an attractive Grade II Listed stone cottage with three double bedrooms, two garages, outbuilding (offering considerable potential to create further living accommodation, subject to obtaining the necessary consents) and good-sized gardens.

This individual property is in need of a full scheme of modernisation and improvement, but is priced accordingly. The accommodation comprises with two reception rooms, conservatory, kitchen and downstairs WC, together with three double bedrooms and a house bathroom. The property occupies a particularly generous plot with off-road parking, two garages, outside storerooms and lawned garden, together with additional land.

The property is situated in this attractive position on the outskirts of Harewood overlooking the River Wharfe with countryside walks on the doorstep, conveniently situated between Harrogate and Leeds. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A large reception room with windows to side and rear. Attractive fireplace with open fire and fire-back boiler. Glazed doors lead to the conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the rear garden.

KITCHEN

With a range of wall and base units, point for cooker and space for appliances. Window to front.

DINING ROOM

A further reception room with windows to rear.

CLOAKROOM

Providing useful storage space, together with WC, basin and window.

FIRST FLOOR

BEDROOM 1

A double bedroom with windows to front and side and extensive range of fitted wardrobes.

BEDROOM 2

A double bedroom with window to front and fitted shelving.

BEDROOM 3

A further double bedroom with window to rear and fitted cupboard.

BATHROOM

With WC, washbasin, bath and shower. Window to rear.

OUTSIDE

A driveway to the front of the property provides ample off-road parking and leads to two separate garages. To the rear of the property there is an attractive lawned garden with paved sitting area. At the bottom of the garden there is a stone-built outbuilding with potential for development, subject to the necessary consents, A further lawned garden beyond enjoys an attractive outlook over the surrounding countryside.

AGENT'S NOTE

A bridleway runs to the front of the property and continues along the riverside.

Tenure - Freehold

Council Tax Band - C





Total Area: 148.6 m² ... 1599 ft² (excluding garage)

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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