



1 CRESCENT COTTAGES, HAREWOOD - GUIDE PRICE £450,000



A stunning cottage in the heart of Harewood village.

Privately tucked away just off The Avenue, this beautiful cottage has been meticulously renovated by the current owners and fitted with high quality fixtures and stylish interiors.

Offering a modern twist on the original Harewood Cottages, this stunning home has all the character and charm you'd expect, with high ceilings and sash windows, whilst benefiting from a well-insulated and modern build.

The property is located in the prime and highly sought-after village of Harewood, conveniently placed between the thriving city of Leeds and the spa town of Harrogate. Leeds is approx. 8.5 miles to the south and Harrogate some 7.5 miles or so to the north. The renowned schools of Gateways and Harewood CofE Primary are located in the village and The Grammar School at Leeds is just a short drive away at Alwoodley Gates.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
Band C

EPC Rating
B







Property Description

Upon entry of this beautiful home is a welcoming entrance hall with Yorkshire stone flooring and Nest controlled underfloor heating which extends throughout the whole of the ground floor, w/c cloakroom.

To the right of the entrance hall is the living dining kitchen which spans the entire length of the property and has been cleverly extended at the rear with an additional dining area, leading straight out to the rear garden via bifold doors -- creating a fantastic 'indoor outdoor' entertaining space.

The sleek and stylish recently fitted kitchen offers a generous amount of fitted units and work top space, with double oven, integrated microwave, warming drawer, integrated fridge & freezer, induction hob, integrated washing machine and dishwasher and a beautiful solid walnut breakfast bar.

Upstairs are two bright and spacious double bedrooms, both with double sash windows, fitted wardrobes and serviced by their own en-suite. One ensuite bathroom has been newly fitted with walk-in shower, marble tiles, floating vanity unit, contemporary towel heater and brushed bronze fittings. The other is modern and tiled with vanity unit, bath and shower.

Outside to the front is a lawned area and pathway leading to the property and designated parking with EV charging port.

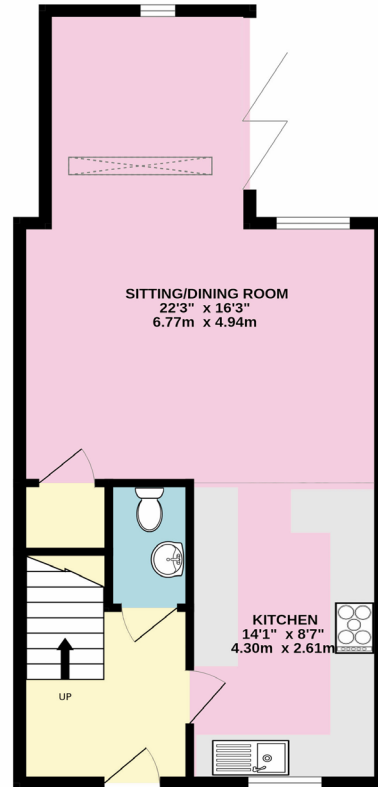
To the rear is a privately enclosed walled garden with additional secure storage and a patio seating area and artificial lawn - the perfect place to sit and enjoy a drink on the terrace.

Services

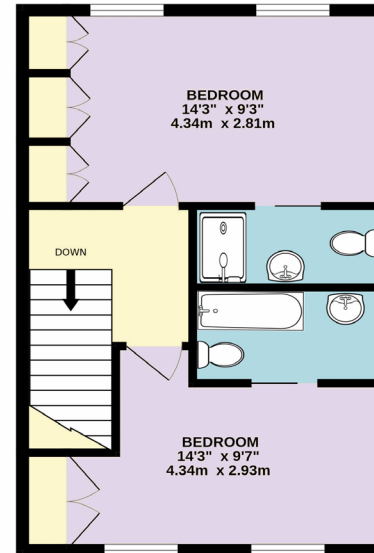
We are advised that the property has gas central heating - Mains water - Mains drainage.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



PLEASE CONTACT THE LEEDS OFFICE - 0113 526 0711- LEEDS@NORTHRESIDENTIAL.CO.UK

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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