



BONDGATE, HAREWOOD LS17

GUIDE PRICE £525,000

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A charming Georgian Cottage in the heart of Harewood.

Constructed in the early 19th century this stunning Georgian Grade II listed cottage boasts a beautiful outdoor area to the rear, with modern fixtures and fittings throughout, whilst perfectly positioned in the heart of this thriving village. Early viewing is strongly advised – NO ONWARD CHAIN.

Occupying a prime position within one of the region's most sought-after villages, with open countryside on your doorstep. Castle Cottage has been sympathetically renovated and modernised and now boasts a wonderful mix of contemporary charm and character throughout, with wooden plantation shutters, original beams and a stone fire surround.

During the current ownership, great efforts were made to preserve and upgrade the property both externally and internally with no expense spared. Meaning the next lucky owner can move in and simply enjoy the home with no disruption.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
D

EPC Rating
D





Property Description.

In brief the property comprises: large entrance hall, a sizeable sitting room with stone-built feature fireplace and gas effect wood burning stove, a characterful shaker kitchen with granite worktops, integrated appliances, range master, Belfast sink and plenty of room for a dining table. Adjacent to the kitchen is a separate utility with plenty of space for a washing machine and dryer, a W/C and access to the garden.

To the first floor the sizeable landing provides plenty of storage including an airing cupboard and boarded loft access, to the front is the jaw dropping principal bedroom with exposed beams, triple aspect windows, and storage, two further double bedrooms and a modern house bathroom with natural stone tiles.

Outside is a low maintenance garden designed with relaxation in mind, with potted plants and perfectly placed seating areas to follow the sun and to entertain with friends and family. The property also benefits from a bike shed and two stone-built outbuildings with power, fantastic for storage.

The property sits within highly sought-after historic village of Harewood which is conveniently placed between Leeds and Harrogate. Harewood village offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and newly installed children's play area. There is a regular bus service to Leeds, Harrogate/Ripon. Village residents also benefit from annual membership to Harewood House Estate meaning access to the house gardens, Italianate terrace, Himalayan garden, adventure playground, several special event days and finally 1000 acres of grounds to explore, with a circular footpath for those who like to appreciate the outdoors; all on your doorstep.

Services

We are advised the property has mains gas - mains electric and mains drainage.



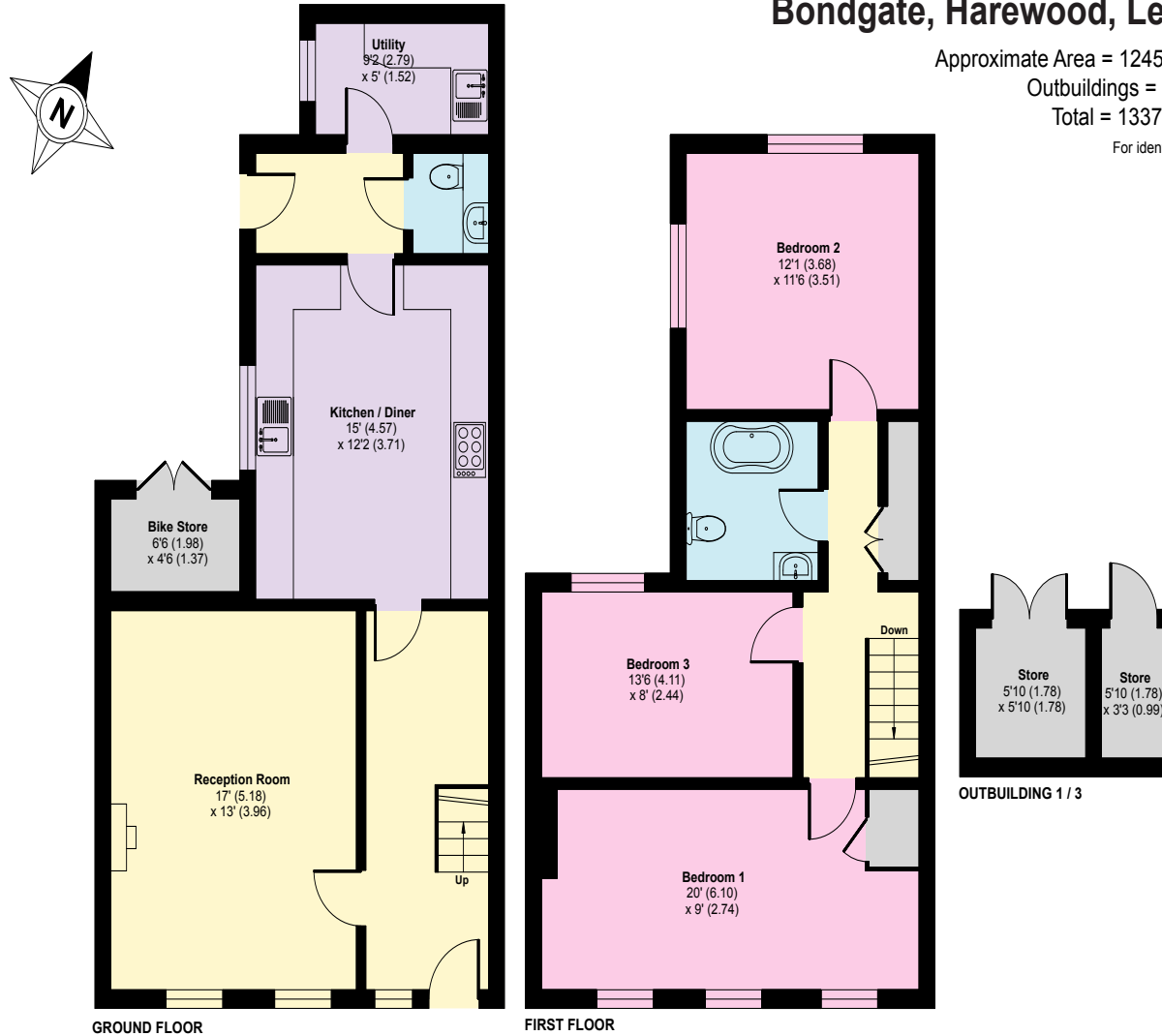
Bondgate, Harewood, Leeds, LS17

Approximate Area = 1245 sq ft / 115.6 sq m

Outbuildings = 84 sq ft / 7.8 sq m

Total = 1337 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for North Residential. REF: 1152272

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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 January 2024. Photographs and videos dated January 2024.

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