



17 HAREWOOD MEWS, HAREWOOD, LS17 9LY

Leeds – 8 miles
Harrogate – 8 miles
Wetherby – 5 miles

An internal inspection is strongly recommended to appreciate this well maintained and improved 'cottage style' property with the benefit of gas fired central heating, replacement UPVC double glazed windows, garage, additional private parking and private south facing enclosed rear garden designed for ease of maintenance.

Harewood is an attractive village which is well served by a range of local amenities including a public house, primary school, village hall, doctor's surgery and Gateways school. The Grammar School at Leeds is within 10 minutes drive and the village is conveniently located almost equidistant from Harrogate, Wetherby and Leeds. There is a frequent bus service which runs throughout the day to both Harrogate and Leeds.

The property is approached through a covered entrance porch into a reception hall, off which is a guest cloakroom and WC and understairs cloaks/store cupboard. There is a spacious sitting room with feature pine fireplace surround and electric coal effect fire and an archway opening through into a separate dining room with French door opening into the rear garden. There is a breakfast kitchen with a good range of wall and base units and integrated appliances, leading through into a UPVC double glazed conservatory, again with access into the garden.

At first floor level a central landing leads into the principal bedroom with an extensive range of fitted furniture, two additional double bedrooms – one also with fitted wardrobes, and a fully tiled house bathroom.

AN EXCEPTIONALLY WELL PRESENTED AND DECEPTIVELY SPACIOUS 3 BEDROOM END TERRACE HOME, SITUATED ON THE OUTER EDGE OF THIS SOUGHT AFTER DEVELOPMENT IN THE HEART OF HAREWOOD VILLAGE, ALMOST MIDWAY BETWEEN HARROGATE AND LEEDS.



Outside, the property is approached by a brick set driveway providing private parking for two cars and a gated archway opening into a further secure parking area which in turns leads to a single garage with automatic door.

At the front of the house is a paved forecourt with flower borders and the rear garden is completely private and enclosed facing almost due south with split level paved terracing, flower borders and mature shrubs.

ADDITIONAL INFORMATION

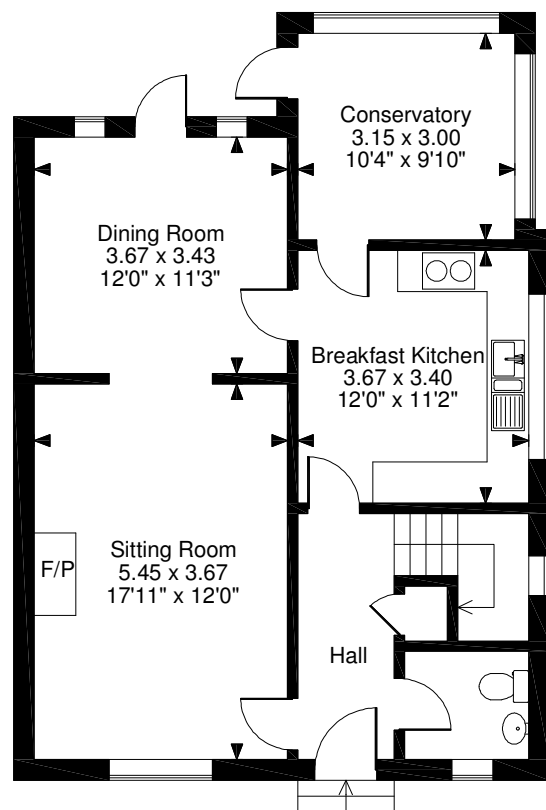
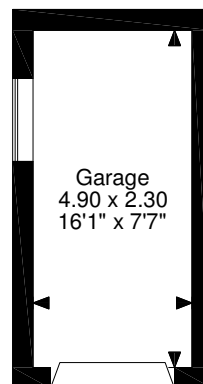
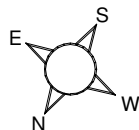
Tenure: We are advised that the property is Leasehold.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

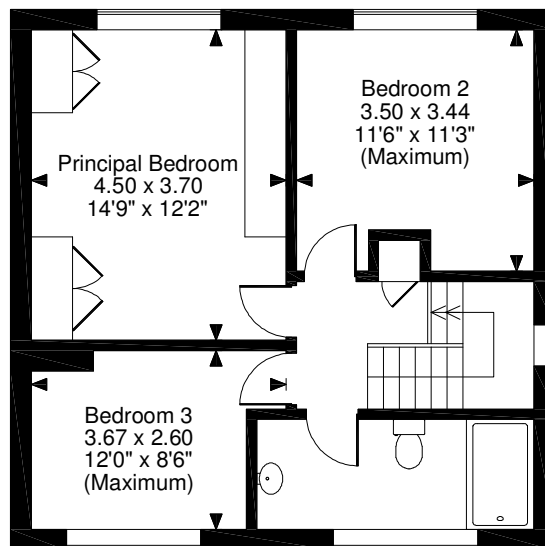
Directions - LS17 9LY: Entering Harewood from Harrogate on the A61, take the third turning on the right into Church Lane, just before the Harewood Arms. Take the first turning on the left into Harewood Mews and as the road bears right the property is on the left hand side.



17 Harewood Mews, Harewood
Approximate Gross Internal Area
Main House = 1,289 sq ft / 120 sq m
Garage = 121 sq ft / 11 sq m
Total = 1,410 sq ft / 131 sq m



Ground Floor

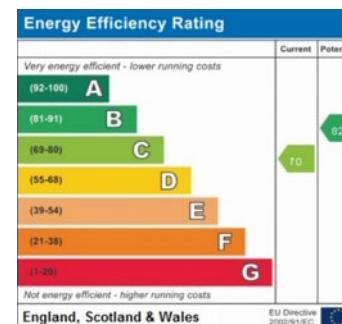


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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