



HARLESTON, 8 FOXHILL AVENUE, WEETWOOD LS16 5PB

Leeds city centre – 4 miles

Harrogate – 16 miles

M1/M62 motorways – 5 miles

Leeds/Bradford International Airport – 8 miles

Harleston is one of the finest examples of a substantial family home available on the open market for some time. During the current owner's tenure they have transformed the original house adding a significant extension and completely refurbished the interior to a very high standard, forming an exceptional family environment with spacious and flexible accommodation over three floors. The hub of the house is the stunning open plan family living/dining kitchen all opening out onto a full length terrace perfect for outside entertaining, featuring a remote control awning, heating and lighting. The house sits in well tended formal gardens with a gated forecourt to the front and a private enclosed rear garden with concealed children's play area.

The Foxhills is a highly desirable development of premium detached residences in a quiet suburb adjacent to The Hollies Woodland Park/Trail on the fringe of this popular north Leeds suburb. Weetwood boasts an excellent range of local shopping facilities well served by a wealth of sporting amenities and two private health clubs. Most denominations of schools are close by including the Grammar School at Leeds, Richmond House and Woodhouse Grove. Leeds city centre is within easy reach providing access onto the region's motorway infrastructure and Leeds/Bradford International Airport is approximately 15 minutes' drive away.

The accommodation is approached from a covered entrance porch and reception hallway with guest cloakroom and WC. Either side of the hall are a comfortable formal lounge with original open fireplace and separate dining room with wide bay window, beyond which is a further reception room currently used as a gymnasium with sauna.

A SUBSTANTIAL AND BEAUTIFULLY APPOINTED FAMILY HOME WHICH HAS ONLY RECENTLY UNDERGONE A SIGNIFICANT PROGRAMME OF EXTENSION AND RESTORATION TO A VERY HIGH SPECIFICATION, SET IN PRIVATE ENCLOSED GARDENS OF APPROXIMATELY 0.4 OF AN ACRE AND LOCATED IN THIS SOUGHT AFTER NORTH LEEDS SUBURB.





An outstanding feature of the house is the stunning open plan family living/dining kitchen with sitting room all opening through folding doors onto a wide full length outside entertaining decking area overlooking the private rear garden. The kitchen offers a comprehensive range of bespoke units with matching island and large breakfast bar, built in illuminated storage cupboard with integrated microwave and folding doors. There are integrated Miele and Bosch appliances, a Bertazzoni range cooker, feature light dome, Sonos speaker system and marble flooring throughout. There is also an additional reception room beyond currently used as a home office with separate entrance and access to the kitchen and cloakroom, a lobby/fitted boot room, utility room with dog shower, access to the garden and second cloakroom with WC.

The first floor accommodation comprises a lovely principal bedroom suite with twin Juliette balconies, large fitted walk in dressing room and luxury en suite shower room. There are then three additional bedroom suites all with private shower rooms, two further bedrooms and a luxury house bath/shower room

On the second floor is a well proportioned room suitable for use as a cinema room, playroom, nanny's bedroom or a home office.





Outside, the property is approached through sliding electric entrance gates into a secure enclosed courtyard providing parking for several vehicles and which in turn gives access to the double garage. The formal gardens are principally to the rear and form a fabulous private environment and designed for outside entertaining with a wide full length decking area and stone terrace with remote control awning, electric heating and lighting. There are steps down to two neat and well-tended lawns with gravelled surrounds and a separate terrace with hot tub. There is a high degree of privacy with a mature tree belt along the rear boundary, enclosed garden area with shed and separate children's play area.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

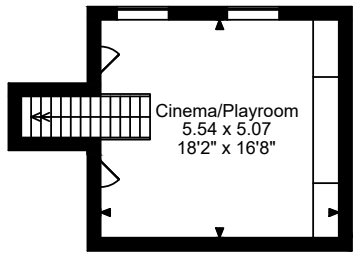
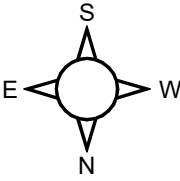
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS16 5PB: Travelling east down the outer ring road A610 from Lawnswood roundabout after, approximately ¼ of a mile turn right at the traffic lights into Weetwood Lane. After less than ¼ of a mile turn left into Foxhill Avenue and Harleston is then the fifth property on the right.

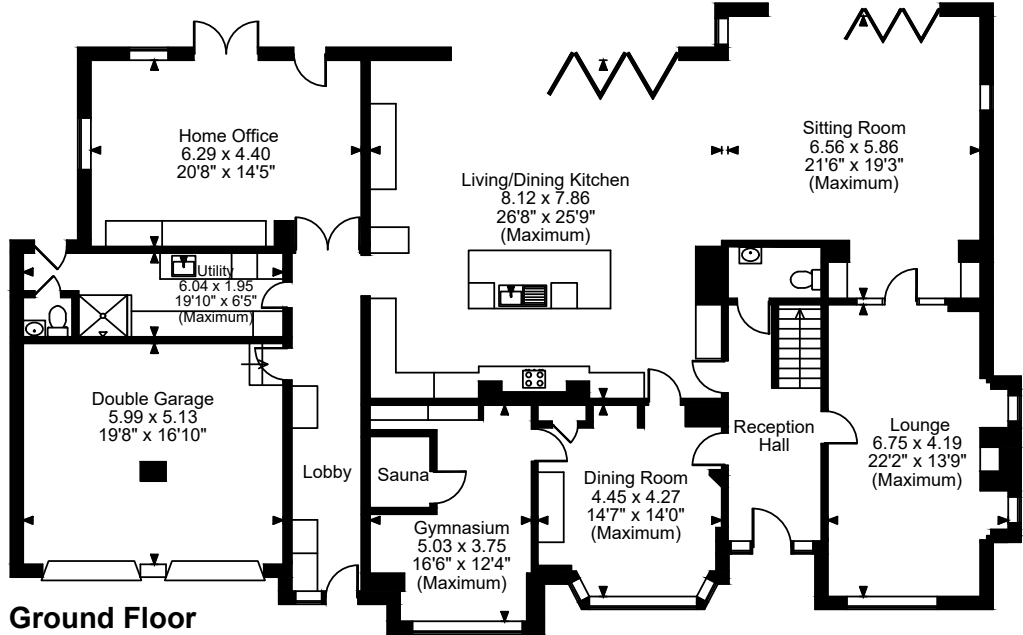




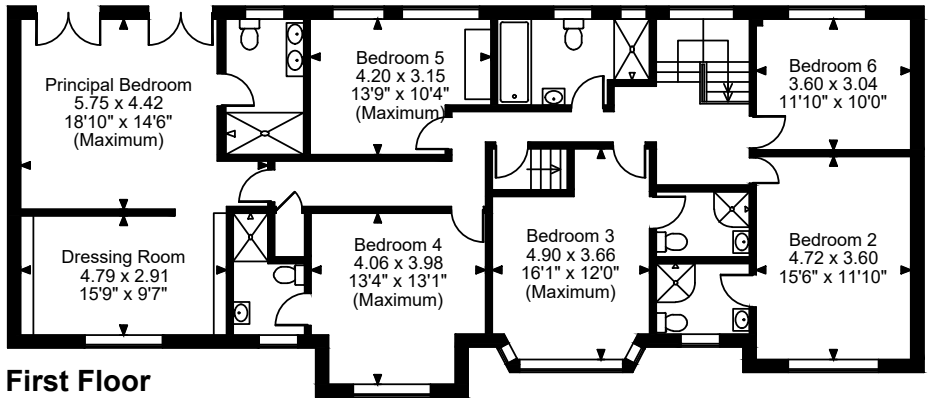
Harleston, 8 Foxhill Avenue, Weetwood
Main House 4,575 sq ft (425 sq m)
Double Garage 334 sq ft (31 sq m)
Total 4,909 sq ft (456 sq m)



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668360/MSS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.