



**MILL FARMHOUSE, HARROGATE ROAD, HAREWOOD, LEEDS, WEST YORKSHIRE, LS17 9LW**  
£3,600 per month

**Carter Jonas**



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# MILL FARMHOUSE, HAREWOOD, LEEDS, LS17 9LW

- Available Now
- Pets Considered
- EPC Rating D
- Council Tax Band E
- Biomass Central Heating included within the rent

## THE PROPERTY

Available now, Mill Farmhouse is a beautifully presented, five bedroomed character property which forms part of the delightful Harewood Estate.

Nestled just outside the popular village of Harewood, this fantastic property benefits from a private location making it a stunning family home whilst retaining an easily commutable location with various amenities and transport links nearby.

Mill Farmhouse sits just 7 miles from the Spa town of Harrogate, 10 miles from Leeds City Centre and 27 miles from the City of York which makes the property ideal for family living and for someone with commuter needs whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area with the renowned Gateways School and The Grammar School at Leeds only a short distance away.

This attractive family home provides well-proportioned living accommodation over two floors.

The ground floor briefly comprises a large living room boasting natural light with characterful windows overlooking the rear garden, a stunning kitchen dining room area with neutral, shaker style units, granite worktops and integrated appliances including oven, hob, fridge-freezer and dishwasher, spacious family room, well-proportioned office suite, utility room including fitted units, sink and storage cupboard with a WC located just off the main hallway.

To the first floor there are five double bedrooms, house bathroom comprising a bath with overhead shower, basin, heated towel rail and WC. There is also an additional walk-in shower room with basin, WC and storage unit.

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All the bedrooms benefit from delightful views of either the surrounding grounds or private garden whilst offering naturally bright and airy accommodation.

Externally there is a large, fully enclosed yet private, south facing garden which forms part of this spectacular property with two stone-built outbuildings which can be utilised for storage purposes.

Mill Farmhouse is a spacious family home which boasts character and provides ample parking for a number of vehicles, tarmac driveway leading up to the property with a well-maintained, south facing, lawned garden situated to the rear.

As part of Harewood's Estate work to become more sustainable, this property is heated by renewable green energy produced by a Biomass Heating System. The use of this is included within the rent.

A unique opportunity and a must to view.

Offered unfurnished.

Pets considered.

The deposit will be £4,153 (5 weeks' rent) at a rental value of £3,600 per calendar month.

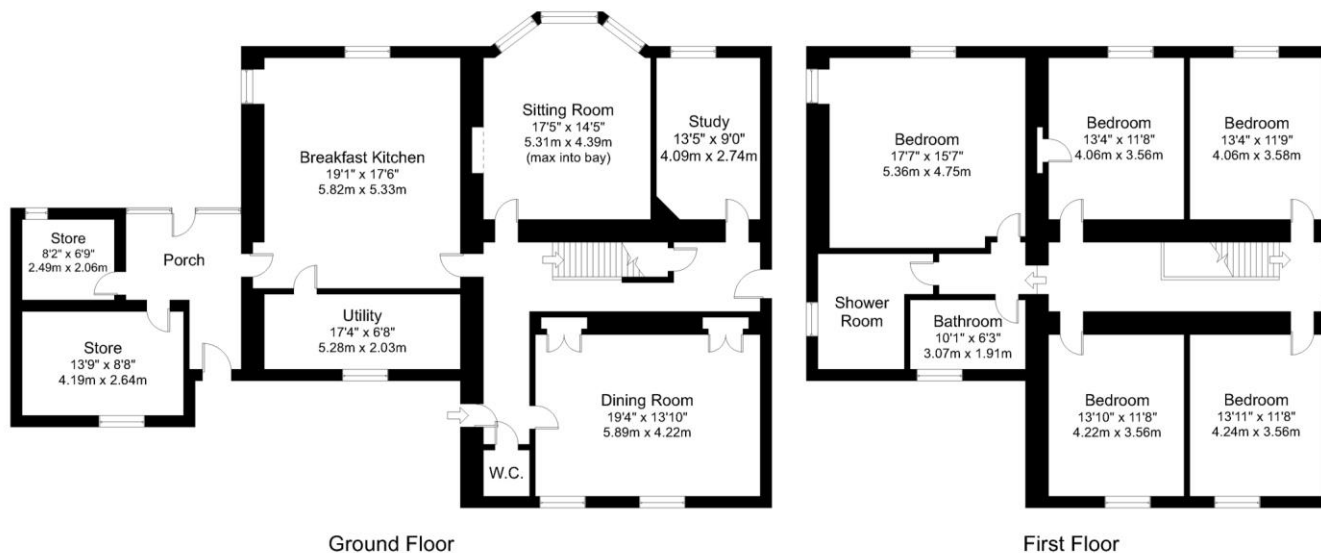
The holding deposit will be £830 (1 weeks' rent) at a rental value of £3,600 per calendar month.

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only

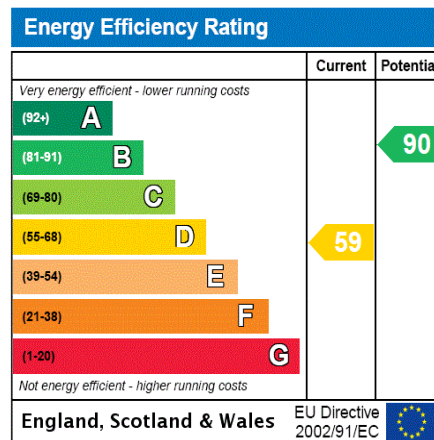






Gross internal floor area excluding Porch & Stores (approx.): 269.1 sq m (2,897 sq ft)

Not to Scale.  
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