



**99 THE AVENUE**  
Harewood

**Carter Jonas**

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## **99 THE AVENUE, HAREWOOD, LS17 9LD**

Leeds - 8 miles  
Harrogate - 8 miles  
Wetherby - 5 miles

The property occupies an elevated position on The Avenue, in the centre of Harewood, close to the entrance of Harewood House and grounds itself. There is an enclosed lawned front garden affording a high degree of privacy and an a further enclosed lawned garden to the rear with a stone outbuilding and garage which is rare for houses of this nature in Harewood.

Harewood itself has retained its traditional village feel and includes a public house, village hall, primary school and doctors' surgery. Furthermore, the highly regarded Grammar School at Leeds and Gateways School are both close by, the latter being literally on the doorstep. The village is conveniently located almost equidistant from Harrogate, Wetherby and Leeds and there is an excellent and frequent bus service which runs throughout the day to Harrogate and Leeds.

The accommodation briefly comprises three well proportioned reception rooms, one of which could be used as a fourth bedroom if preferred. There is also a modern fitted breakfast kitchen with access down to a useful storage cellar. At first floor level there are three good size bedrooms and a modern house bathroom with shower and W.C.

Outside there is a private and enclosed front garden with mature screening boundary hedges, trees and shrubs. A shared vehicular access leads down the side of the property into a rear courtyard where there is a private parking space which in turn gives access to a single garage. Adjacent to this is a further enclosed lawned garden with a stone outbuilding which could convert to a home office or gymnasium if required. SUBJECT TO OBTAINING NECESSARY CONSENTS.

**A SIGNIFICANT GRADE II LISTED PERIOD PROPERTY IN THE HEART OF HAREWOOD VILLAGE WITH THE BENEFIT OF GARDENS TO BOTH FRONT AND REAR, STONE OUTBUILDING, GARAGE AND PRIVATE PARKING.**



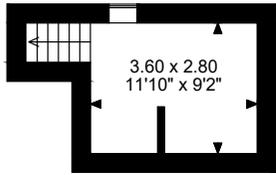
## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

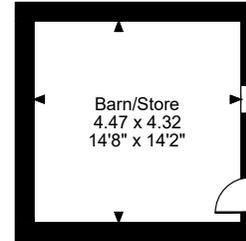
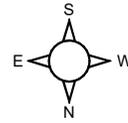
**Directions - LS17 9LD:** Entering Harewood village from Collingham along Harewood Avenue A659, the property is slightly elevated and set back from the road on the left hand side. The vehicular access serving the property and its neighbours runs down the right hand side of the house.



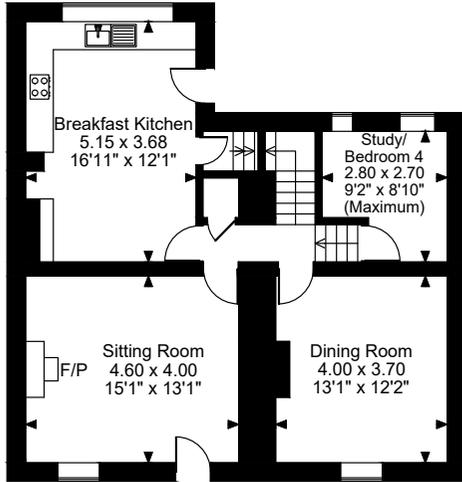


Cellar

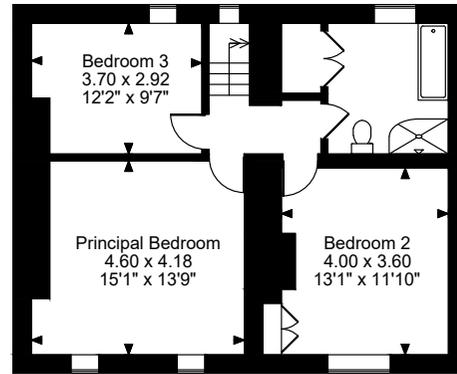
**99 The Avenue, Harewood**  
**Approximate Gross Internal Area**  
**Main House = 1,590 sq ft / 148 sq m**  
**Garage = 248 sq ft / 23 sq m**  
**Barn/Store = 208 sq ft / 19 sq m**  
**Total = 2,046 sq ft / 190 sq m**



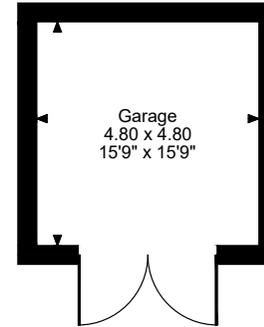
Barn/Store  
 4.47 x 4.32  
 14'8" x 14'2"



Ground Floor



First Floor



Garage  
 4.80 x 4.80  
 15'9" x 15'9"

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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