



170 WEARDLEY LANE
Harewood

Carter Jonas

170 WEARDLEY LANE, HAREWOOD, LS17 9LS

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

Originally a three bedroom property, the current owners combined two of them to create a large principal bedroom suite although it would be a simple matter of installing a dividing wall and doorway to revert back depending upon a purchaser's requirements. The property also benefits from private parking for 2/3 cars and a garage. The house occupies a peaceful setting in a small hamlet just 2.5 miles to the west of Harewood which 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 an entrance vestibule which initially opens into the conservatory and through to the well proportioned sitting room with pine fireplace surround and open grate and fitted bookshelves with TV stand. A wide archway leads through into the dining room with full length pine bookshelves beyond which is a modern fitted breakfast kitchen with a good range of wall and base units and integrated appliances. There is also a study/home office again with fitted bookshelves and a large understairs store cupboard.

At first floor level is the spacious through principal bedroom enjoying fabulous views and with fitted wardrobes and an en suite bathroom. There is a second double bedroom and a house shower room.

A CHARMING STONE BUILT TERRACE HOUSE OCCUPYING A LOVELY SEMI RURAL POSITION IN A SMALL HAMLET ON THE EDGE OF THE HAREWOOD ESTATE AND ENJOYING STUNNING VIEWS ACROSS OPEN GREEN BELT COUNTRYSIDE TOWARDS HARROGATE AND ILKLEY MOOR.



Outside, there is a "cottage garden" to the front with stone paved patio and pathway leading up to a vegetable garden with stone outbuilding, potting shed and greenhouse.

Immediately to the rear is a further stone terrace and separate decking area, both taking full advantage of the scenic countryside views and there is a private parking area for 2/3 cars together with a single garage.

ADDITIONAL INFORMATION

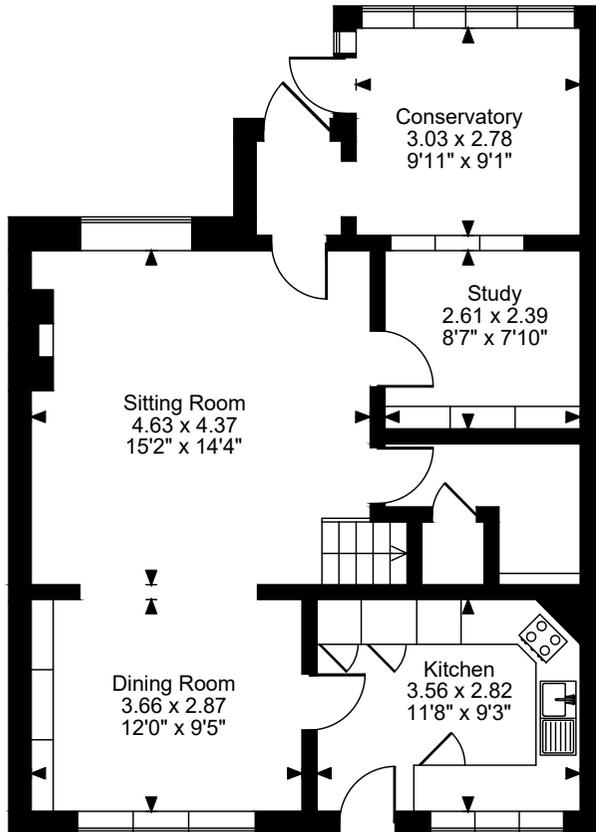
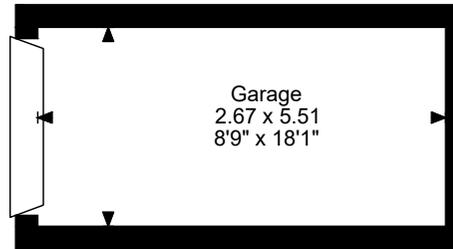
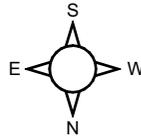
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

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

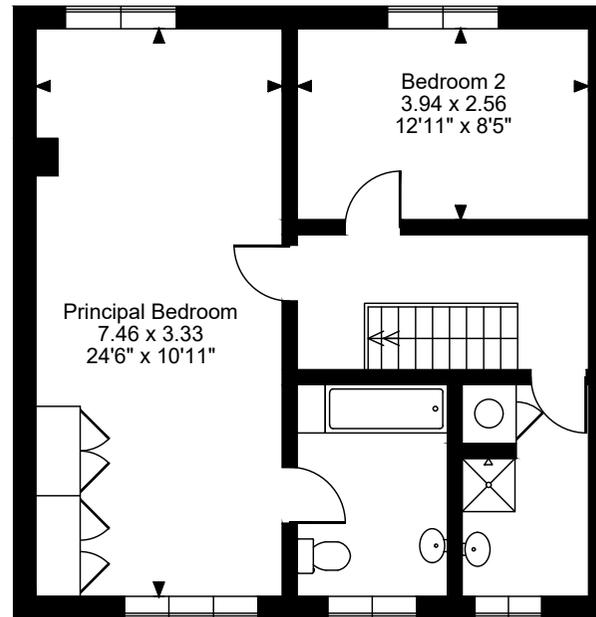
Directions - LS17 9LS: From the centre of Harewood travelling towards Harrogate on the A61 drop down Harewood bank and at the bottom of the hill bear left onto Otley Road. After approximately one mile, turn left into Weardley Lane, follow the road for a further half a mile and after the sharp right hand bend the property will be found on the right.



170 Weardley Lane, Harewood
Approximate Gross Internal Area
Main House = 1,325 sq ft / 123 sq m
Garage = 158 sq ft / 15 sq m
Total = 1,483 sq ft / 138 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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