



**3 BRIDGE HOUSE COTTAGE HARROGATE ROAD**  
LEEDS, LS17 9LW

**£550,000**  
**FREEHOLD**

Monroe is delighted to present this beautifully presented three-bedroom home in a picturesque village, offering spacious, light-filled rooms, a sleek modern kitchen, and stunning views. Full of character and surrounded by tranquillity — a true turnkey property ready to move in and enjoy.

**MONROE**

SELLERS OF THE FINEST HOMES

## 3 BRIDGE HOUSE COTTAGE

- Situated in a picturesque village
- Spacious rooms throughout
- Beautifully presented
- Surrounded by stunning views
- Three spacious bedrooms
- Light and airy throughout
- Lots of character internally
- Tranquil surroundings
- Sleek modern kitchen
- Turn key property



This stunning, three-bedroom cottage in the charming village of Harewood offers a rare opportunity to acquire a home with approximately one acre of private land.

The property seamlessly marries rustic character with modern convenience, providing an idyllic retreat. The heart of the home is a stunning kitchen that beautifully blends old and new, featuring exposed wooden beams and vaulted ceilings that create a spacious and airy feel. The soft, sage-green cabinetry offers a touch of refined country elegance, while stylish pendant lights hang over a sleek breakfast bar with a polished countertop, an ideal spot for casual meals or socializing.

As you step into the cosy and inviting living room, you are immediately drawn to the prominent brick fireplace with its wood-burning stove, which provides a warm and comforting focal point for chilly evenings. The floor is laid with beautiful, natural stone tiles that enhance the room's rustic charm. Flooded with natural light from a large window, this space is the perfect sanctuary for relaxation and unwinding.

The elegant and spacious dining room is designed for hosting memorable dinner parties and family gatherings. Polished hardwood floors extend across the room, while high ceilings add to the sense of grandeur. A large window ensures the room is filled with natural light, creating a bright and inviting atmosphere for every occasion.

On the first floor, you'll find three generously sized double bedrooms and a well-appointed house bathroom. The primary bedroom suite benefits from the added luxury of a private en-suite bathroom, offering a secluded and comfortable retreat.

Externally, the property truly stands out, benefiting from approximately one acre of land. The grounds include a private paddock, making it ideal for equestrian pursuits or simply enjoying the open space.

The property is accessed via a gated entrance that is shared access with neighbours, leading to a secure driveway that provides ample off-road parking. This exceptional plot offers both privacy and potential, providing a superb outdoor haven.

### REASONS TO BUY

- Situated in a picturesque village
- Spacious rooms throughout
- Beautifully presented
- Surrounded by stunning views
- Three spacious bedrooms
- Light and airy throughout
- Lots of character internally
- Tranquil surroundings
- Sleek modern kitchen
- Turn key property

## ENVIRONS

The property sits in the prime and highly sought-after village of Harewood which is conveniently placed between Leeds and Harrogate.

Harewood village offers several local amenities that include a thriving village hall which hosts several social events, a bustling coffee shop, the renowned Harewood Arms, an excellent primary school, alongside the village tennis courts, outdoor gym and children's play area.

Harewood is well placed to several popular private educational facilities which includes Gateways School in Harewood, The Grammar School at Leeds and Ashville College in Harrogate. Within a short distance of the local bus services, in particular the 'Number 36' that runs a regular service to Harrogate Spa town and Leeds City centre. The village is well placed for access to the A1M opening up the national motorway network. Leeds Bradford Airport is approximately 9 miles away providing regular domestic and international flights. The surrounding cities and towns offer renowned shopping and recreational amenities all within easy driving distance of the famous Yorkshire Dales.

## SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

## 3 BRIDGE HOUSE COTTAGE





## 3 BRIDGE HOUSE COTTAGE

### ADDITIONAL INFORMATION

**Local Authority** –

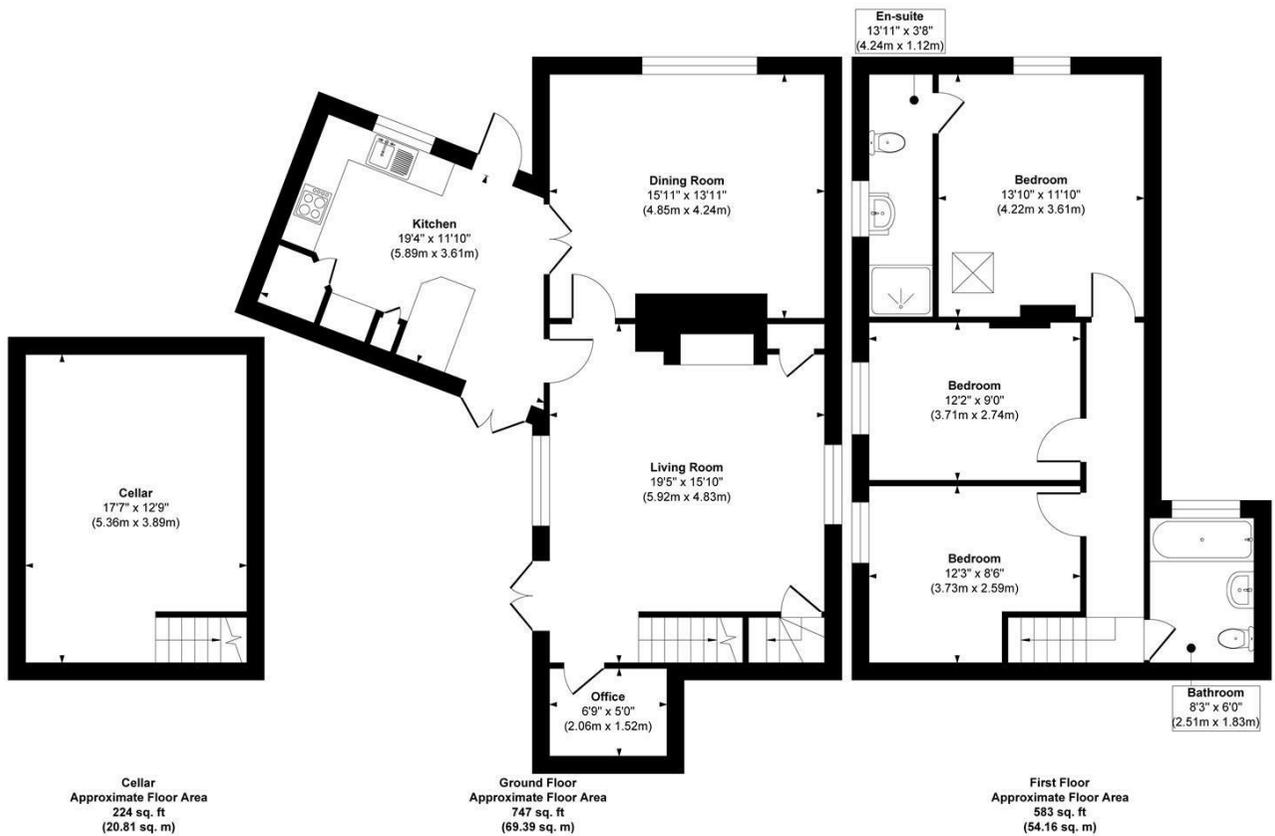
**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 1554.00 sq ft

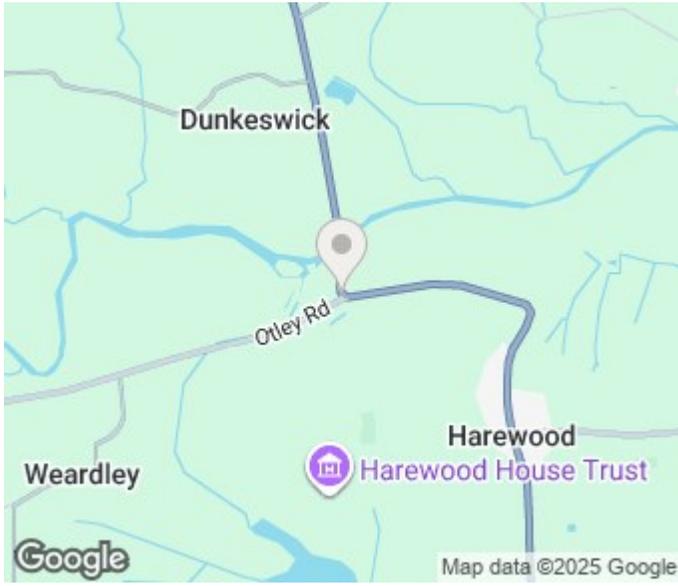
**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1554 sq. ft / 144.36 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES