



## Harrogate Road, Harewood, Leeds, LS17 9LW

- No onward chain
- Converted school building in Harewood village
- Elevated countryside views towards Harewood Estate
- Guest WC on ground floor
- Tandem garage, private parking and visitor spaces
- Two bedroom end-terrace home in gated development
- Approximately 1,300 sq ft of accommodation
- Two reception rooms plus breakfast kitchen
- Two bedrooms, both with en-suite facilities
- Well located between Harrogate and Leeds with good transport links

**Guide Price £350,000**



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## DESCRIPTION

No Onward Chain. This two-bedroom end-terrace home forms part of a converted school building within a gated residential development in the village of Harewood. Extending to approximately 1,300 sq ft, the property enjoys elevated views across the surrounding countryside and towards the Harewood Estate.

The accommodation is arranged over two floors and offers a flexible layout. A spacious entrance porch leads into the main hallway, providing access to the principal ground-floor rooms. There are two reception rooms, a breakfast kitchen and a guest WC.

To the first floor are two well-proportioned bedrooms, both benefiting from en-suite facilities. The layout offers a practical arrangement for a range of purchasers, including those seeking guest accommodation or additional privacy between bedrooms.

Bridge Court is set within a small gated development and is accessed via a secure courtyard. The communal grounds are located predominantly to the side and rear of the building and are maintained for the use of residents. The property further benefits from a tandem garage with an electronically operated door, private resident parking and additional visitor parking.

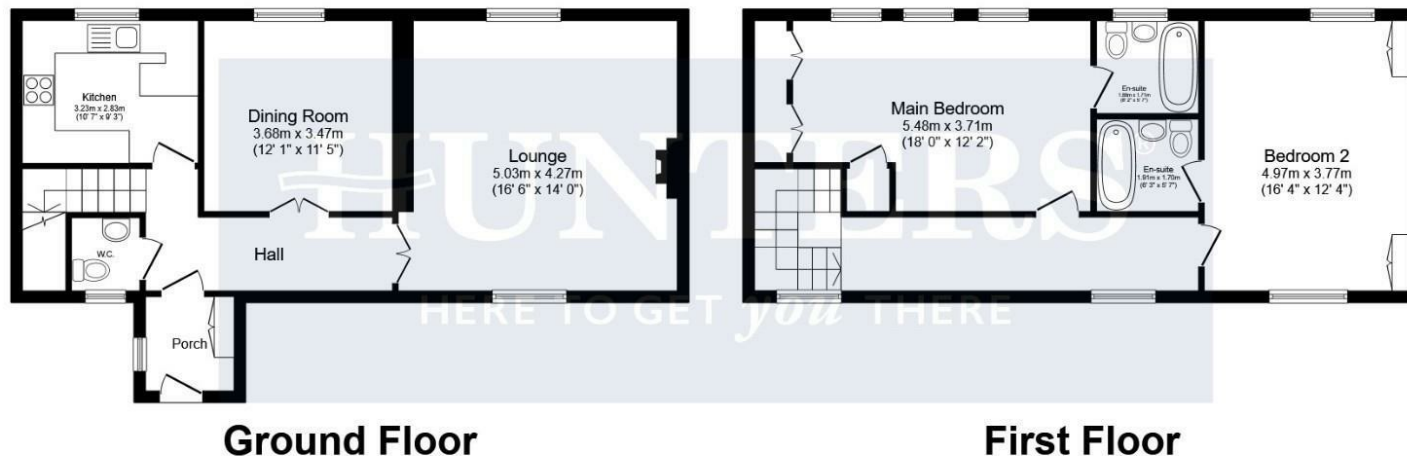
Harewood is a well-regarded village situated between Harrogate and Leeds. Local amenities include a village hall, café, public house, primary school, tennis courts, outdoor gym and children's play area. Residents also benefit from annual membership to the Harewood Estate.

The village is conveniently located for access to a number of well-known schools, including Gateways School, The Grammar School at Leeds and Ashville College. Regular bus services, including the Number 36 route, provide connections to both Leeds and Harrogate. The A1(M) is easily accessible, while Leeds Bradford Airport is approximately nine miles away.

This is an opportunity to acquire a spacious home within a sought-after village location, offering countryside views, secure parking and convenient access to both Leeds and Harrogate.







Total floor area 119.6 sq.m. (1,287 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

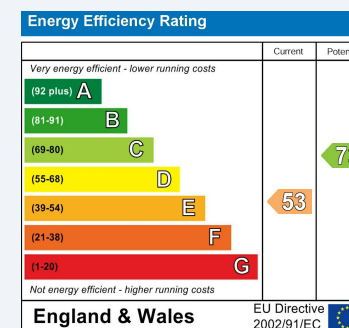
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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