



Ivegate, Leeds

PART EXCHANGE CONSIDERED FOR THE RIGHT PROPERTY - CALL THE OFFICE IF THIS MIGHT BE SOMETHING YOU ARE INTERESTED IN

Offers In Excess Of £599,950



Ivegate, Leeds

DESCRIPTION

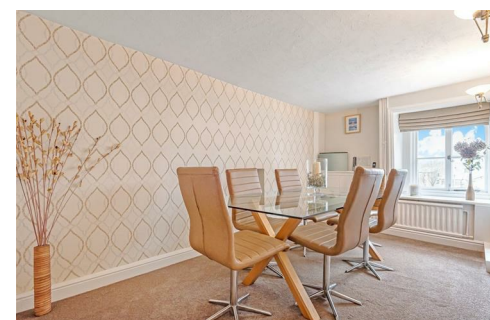
Dating back to around 1700 is the characterful and charming Willow Cottage. Having been carefully restored by the current occupiers the property is expertly presented throughout whilst retaining all of its history and warmth. Currently used as a guest house the property could be used for those looking to have an additional income from their home or perhaps for a larger family. Enjoying a prominent position close to the heart of Yeadon the property enjoys excellent access to a wide range of amenities, highly regarded local schools and a train station.

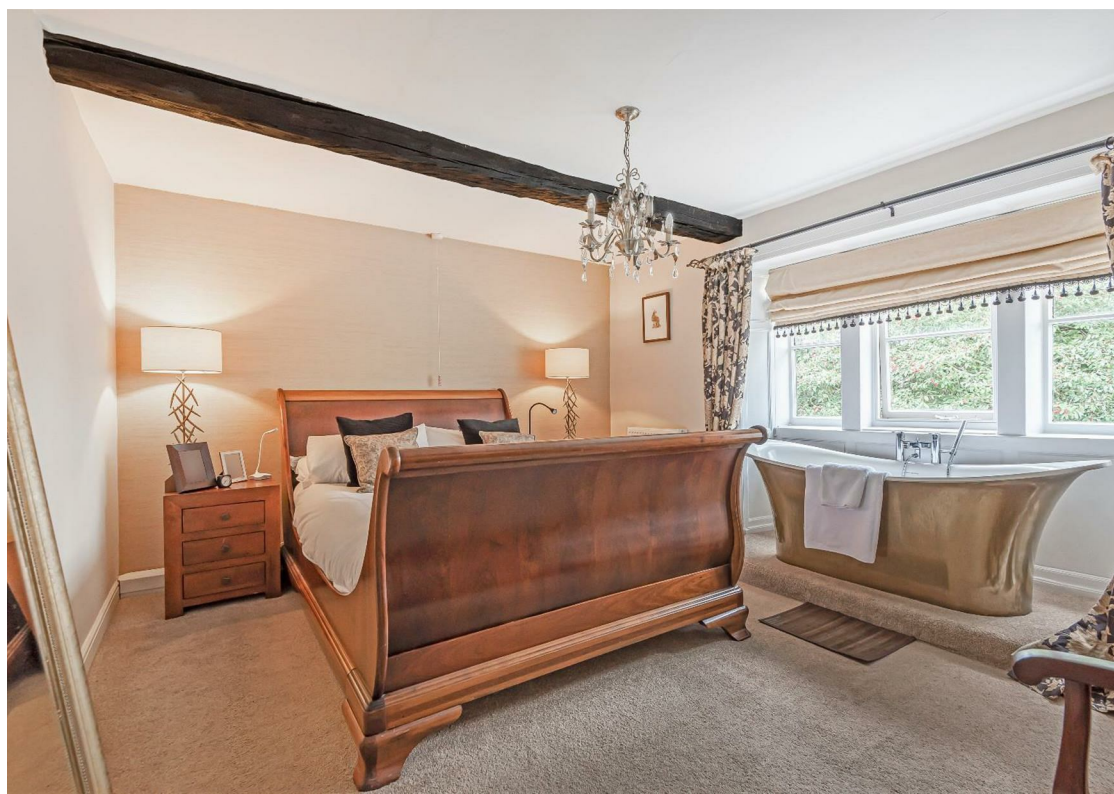
Accommodation briefly consists of an entrance hallway with attractive staircase and balustrade, living room, main lounge, formal dining room, breakfast kitchen, utility room and guest wc. To the first floor can be found five double bedrooms two of which are ensuite and the main house bathroom. The final bedroom is accessed externally again with en suite which would be perfect as a short term rental or for a lucky teenager. There is also a basement level office and a double garage.

Externally the property benefits from mature and well established grounds which offer a very high degree of privacy and a southerly aspect. With a lawned garden, patio area and well stocked borders the garden is one of the many selling points for this spectacular home.

Have a house to sell and worried you might miss this property? We will likely have buyers waiting for yours! Call us immediately for a free, friendly and no obligation valuation.

- PROMINENT POSITION
- OOZES CHARM AND CHARACTER
- ENCLOSED, PRIVATE AND MATURE GARDENS
- CURRENTLY A GUEST HOUSE
- EXCEPTIONALLY WELL PRESENTED
- DOUBLE GARAGE
- DATES BACK TO AROUND 1700
- CLOSE TO SCHOOLS AND TRAIN STATION
- AN EXCEPTIONAL FIND
- GRADE TWO LISTED RESIDENCE





Willow Cottage, Ivegate, Yeadon, Leeds, LS19

Approximate Area = 2463 sq ft / 228.8 sq m

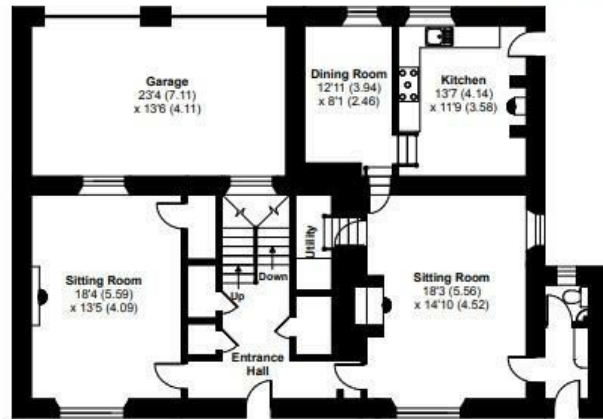
Limited Use Area(s) = 45 sq ft / 4 sq m

Garage = 315 sq ft / 29.3 sq m

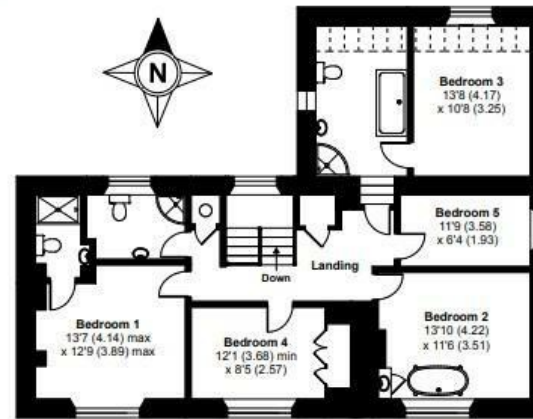
Total = 2823 sq ft / 262.3 sq m

For identification only - Not to scale

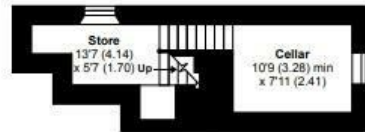
Denotes restricted
head height



GROUND FLOOR
APPROX FLOOR
AREA 111.4 SQ M
(1199 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 101 SQ M
(1086 SQ FT)



LOWER GROUND FLOOR
APPROX FLOOR
AREA 16.5 SQ M
(178 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/recom 2021. Produced for Hunters Property Group. REF: 702686

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.

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

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01132029923

45 High Street, Yeadon, LS19 7SP

yeaton@hunters.com