

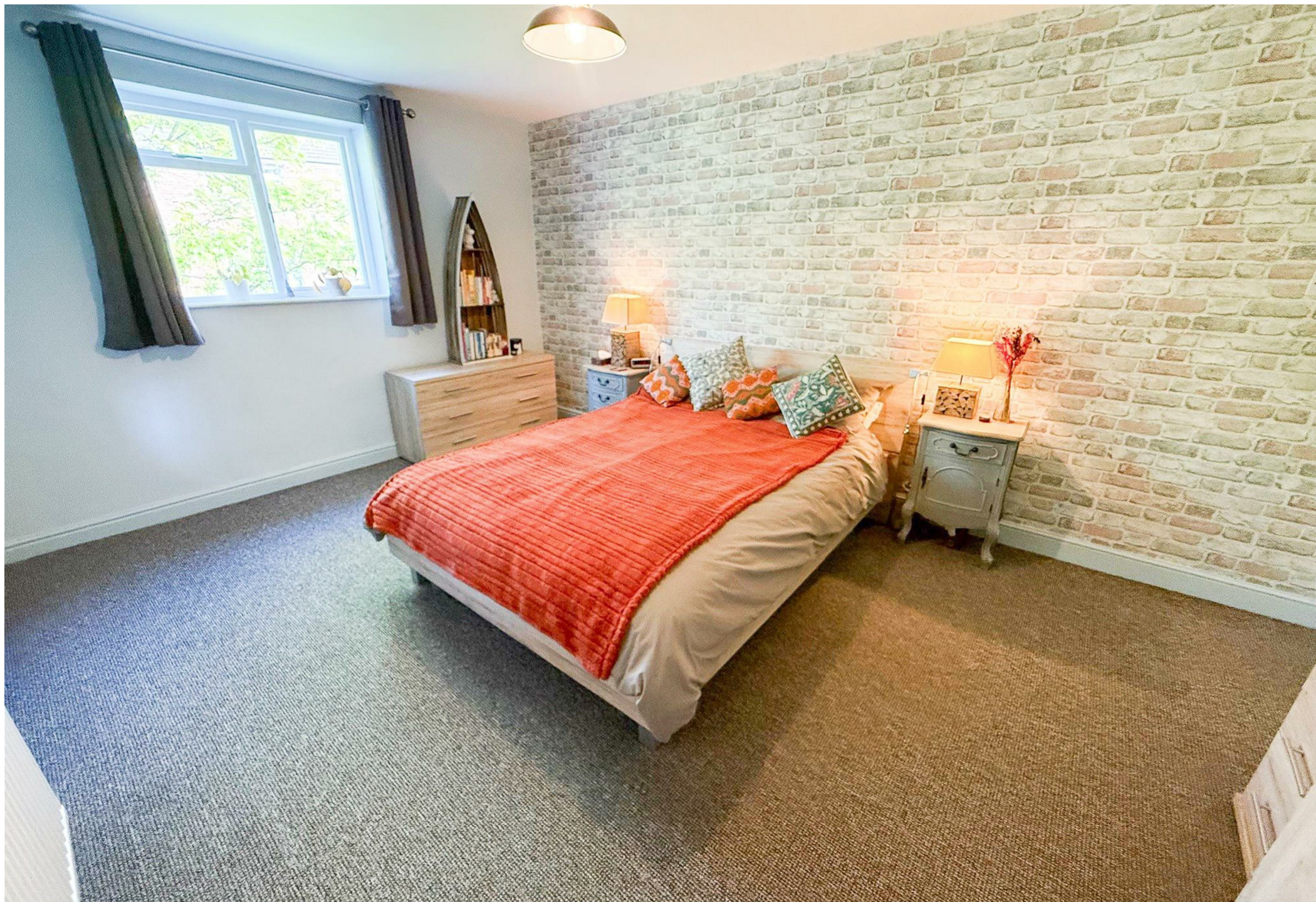


CORNERSTONE

Hollywood House Flat 4, 23 Bainbrigge Road, Headingley,



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23 Bainbrigge Road

Guide Price £229,950

Cornerstone are delighted to offer for sale this impressively spacious top-floor flat situated in this ornate and stunning Victorian building known as Hollywood House in the Headingley Conservation Area.

This brilliant flat is located just off Otley Road on the south side of Headingley's centre. Bainbrigge Road is a lovely tree-lined street, and at the opposite end of the street, you can access Cardigan Road. This property is within walking distance of so many great amenities. These include, while only naming a few, coffee shops, cafes, bars, pubs, restaurants, supermarkets, and the list keeps going. The property is a short walk to Headingley Stadium, the home of Leeds Rhinos and the Yorkshire Cricket Ground.

Otley Road is a main road in and out of Leeds city centre. On the way to Leeds City Centre, Otley Road passes through Hyde Park Corner and the University of Leeds, making this property's position extremely convenient. Otley Road has a frequent bus service.

The nearest train station is Burley Park and is around a 10-minute walk, which is 0.5 miles from the property.

You access the property up several stone steps from Bainbrigge Road to an ornate and commanding front door. This leads into a neutrally decorated communal hallway and stairwell. The staircase leads to the second floor and the entrance door to the flat.

A door opens into the flat, and a staircase leads you from your private entrance hallway up to the top-floor flat onto the landing.

The landing is neutrally decorated with two sash windows that offer an impressive view out. The landing leads to the open plan sitting & dining room, kitchen, principal bedroom, bedroom two, which is currently used as an office/study, the bathroom and an impressively spacious storage room with a small loft hatch above.

Hollywood House benefits from a private communal car park which offers off-road parking for its residents. The property is surrounded by some pleasant gardens, including its own communal garden space. This is perfect if you want to sit out and enjoy the warmer weather and some greenery.

To conclude and in summary, a wonderful property in a brilliant location.

Communal Hallway & Staircase

The flat has a telephone intercom, which also allows remote access into the building. The communal hallway and staircase are neutrally decorated. The flat is accessed from the 2nd floor.

Second Floor Flat Hallway

The flat is accessed through a timber door into a neutrally decorated hallway, which is perfect for cloak and shoe storage. A staircase leads from the hallway up into the flat and onto the 3rd/top floor.

Landing

The landing is located on the top floor and has two stunning feature sash windows that offer a brilliant and impressive view while allowing lots of light to flood in. The landing is neutrally decorated with ornate coving to the ceiling and an ornate dado rail. The intercom telephone and the unlocking button to the front door are also located on the landing. The landing leads to the open plan sitting & dining room, kitchen, principal bedroom, bedroom two, which is currently used as an office/study, bathroom and a large storage room.

Open Plan Sitting & Dining Room

A spacious sitting room & dining room that is decorated in modern tones with ornate coving to the ceiling and a large window with a lovely view out. A feature fireplace creates a nice focal point for this room.

Kitchen

A modern and stylish kitchen that benefits from ample lower and upper-level cupboards. The kitchen has contrasting worktops with metro-tiled splashbacks with lighting above. The kitchen utilities comprise a one-and-a-half sink with a drainer with a window above, which again offers a nice view out. An integrated dishwasher, an integrated oven, a hob and an extractor hood exist. Space for a free-standing fridge freezer is present, and an integrated washing machine. The kitchen is neutrally decorated with a wood-effect floor.

Principal Bedroom

A spacious principal bedroom that is decorated in modern tones with a papered brick feature wall. A good-sized window allows plenty of light in.

Double Bedroom Two

A spacious double bedroom that is painted in a vivid tone with an ornate metal feature open fireplace. This bedroom is currently used as an office/study space with fitted shelves and cupboards. A lovely sash window allows plenty of light in with a great view out.

Bathroom

A large bathroom that comprises a bath with an electric shower over and a shower screen, a pedestal wash basin and a toilet. A large cupboard is present, and a frosted window allows plenty of light in. The bathroom is partially tiled.

Store Room

Accessed from the landing, a large walk-in store room is present with shelving, which is perfect for storage. A small loft hatch is present above.

The Grounds & Communal Car Park

Hollywood House benefits from lovely and well-tended garden areas. A communal garden area is found behind the car park. We understand the car park is communal and offers parking for several vehicles, including some visitor spots.

Important Information

TENURE - LEASEHOLD - Term 999 years from the 1st January 2015.

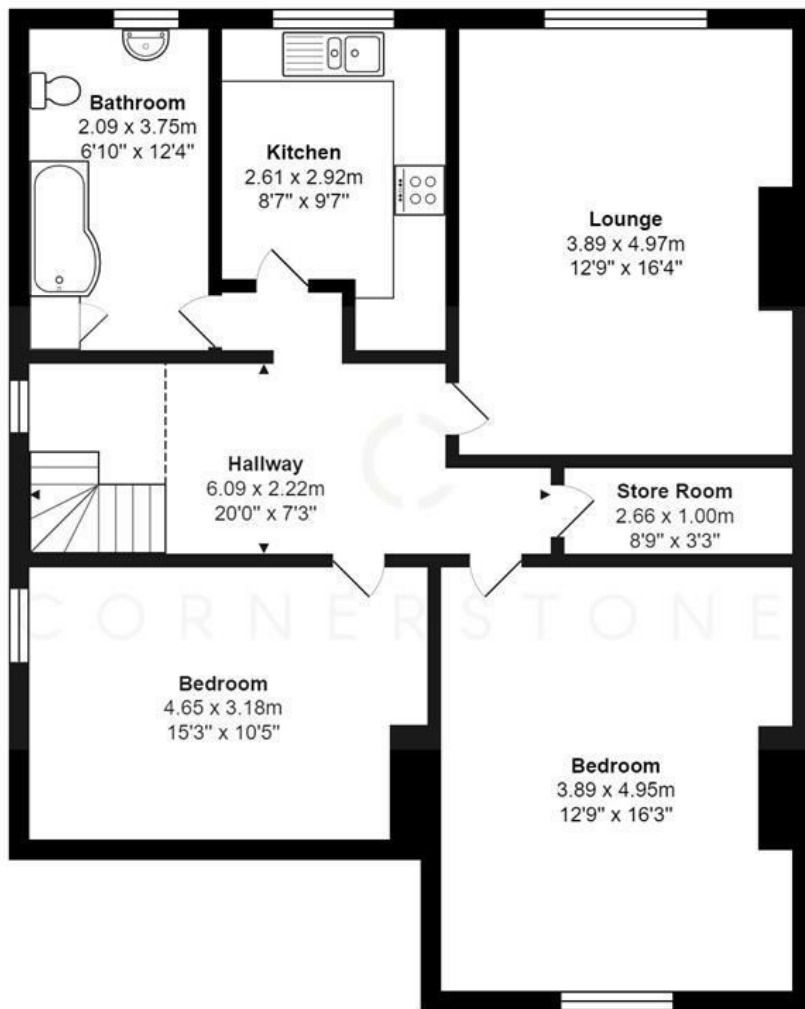
Service Charge & Buildings Insurance - £165 per calendar month.

Ground Rent - £0.00 - per annum.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.





Total Area: 91.6 m² ... 986 ft²

All measurements are approximate and for display purposes only

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

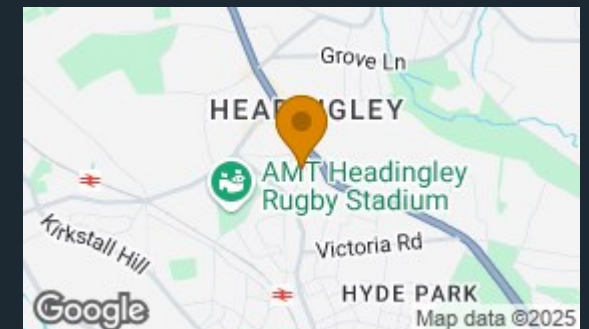
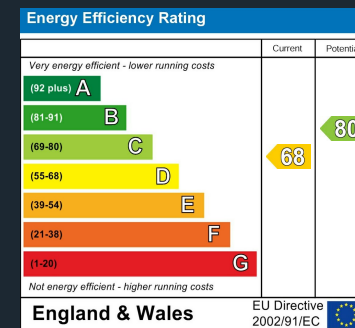
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band
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