



Stunning Three-Bedroom Duplex Apartment – £1,400 PCM

Step into contemporary comfort with this beautifully presented three-bedroom duplex apartment, located in the highly sought-after area of Headingley, LS6. Offered fully furnished and ready to move into immediately, this exceptional home combines modern living with timeless character, making it perfect for professionals seeking both style and convenience.

Property Overview

Situated within a charming residential development, this spacious duplex spans two floors and has been thoughtfully designed to maximise both space and natural light. From the moment you walk in, you'll notice the welcoming, airy feel — the perfect retreat after a busy day in the city.

The open-plan living and dining area is the heart of the home, featuring tasteful furnishings, neutral décor, and large windows that flood the space with natural light. It's an inviting spot for entertaining friends, relaxing with a film, or working from home in comfort.

The modern kitchen is fully equipped with integrated appliances, ample storage, and contemporary finishes.

Upstairs, you'll find two generously sized double bedrooms, each beautifully furnished and offering plenty of built in wardrobe wardrobe space.







✨ Key Features

- Spacious three-bedroom duplex apartment
- Fully furnished and ready to move into immediately
- Stylish open-plan living and dining space
- Modern fitted kitchen with appliances included
- Two contemporary bathrooms
- Ample storage throughout
- On-street parking available
- Quiet residential location within a short walk of Headingley's bustling centre

📍 Location – The Best of Headingley

Positioned on the peaceful and leafy Winston Gardens, this property enjoys a prime location just a short stroll from Headingley's lively high street, offering an unbeatable mix of convenience and community.

You'll find a wide selection of independent cafés, restaurants, and bars nearby — from cosy brunch spots and artisan coffee shops to stylish wine bars and traditional pubs. Local favourites like HEART Café, Manahatta, and The Original Oak are all within easy reach, creating a truly vibrant social scene.

For those who love the outdoors, Meanwood Park and the Meanwood Valley Trail are just minutes away — perfect for weekend walks or morning runs. Commuting couldn't be easier, with excellent bus and rail links connecting you to Leeds city centre in under 15 minutes. The property is also ideally situated for those working at Leeds University, Leeds Beckett, or St. James's Hospital.

💡 Lifestyle & Comfort

This property offers much more than a place to live — it offers a lifestyle. Whether you're a young professional couple, a group of friends, or someone looking to enjoy a balance of work and leisure, 18 Winston Gardens provides the perfect base to experience everything Headingley and Leeds have to offer.



Transport links

Bus Links

- With just a short walk from bus stops on major routes into Leeds city centre. For example, the local bus corridor on the A660 (Otley Road / Kirkstall Lane) is a major route.
- Bus Numbers serving Headingley 19, 19A, 22, 23, 24, 25, 27, 56, X84.

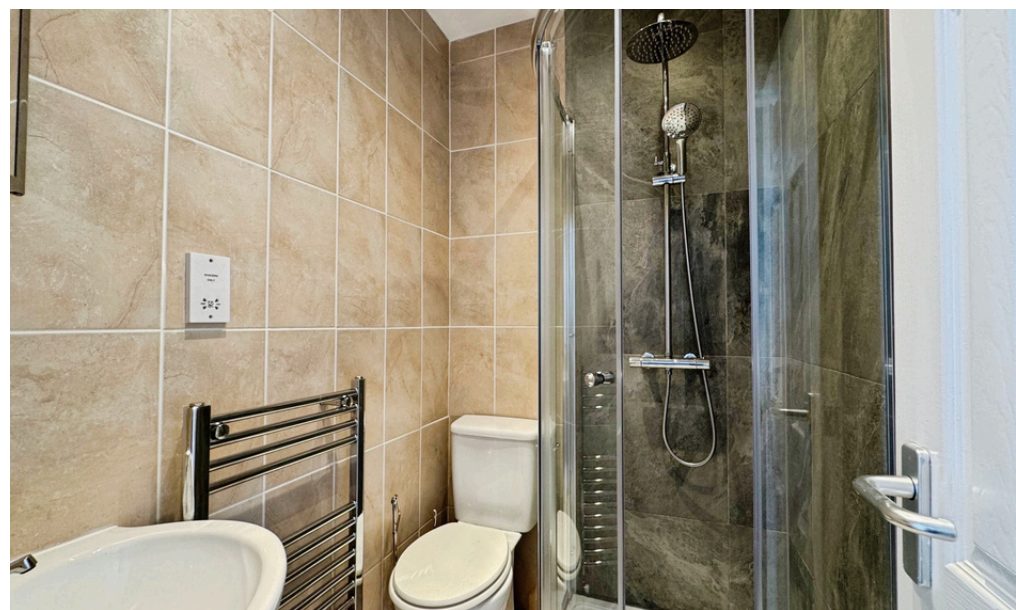
Railway service

The nearest train station is Headingley Station — approximately 600 m away (7–10 minute walk).

Excellent Road Connections

18 Winston Gardens is ideally positioned for convenient access to all major routes in and around Leeds:

- A660 (Otley Road) – Just a couple of minutes' drive away, this is the main arterial route linking Headingley directly with Leeds city centre (approx. 2.5 miles / 10 minutes by car) and north towards Otley, Ilkley, and the Yorkshire Dales.
- A6120 (Ring Road / Outer Ring Road) – Around 5 minutes away, providing quick access to Horsforth, Moortown, Adel, and further connections to the A64 and A58 for travel towards York and Wetherby.
- M621 Motorway – Reachable in around 15 minutes, offering fast links to the M1 and M62, ideal for commuters travelling across West Yorkshire and beyond.
- Leeds Bradford Airport (LBA) – Approximately 15–20 minutes by car (6 miles), making this an excellent base for professionals who travel regularly.
- Leeds City Centre – Around 10 minutes by car, depending on traffic, or a short bus or train ride away.



3



2



**Street
parking**



Council Tax = A



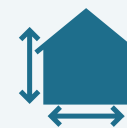
1



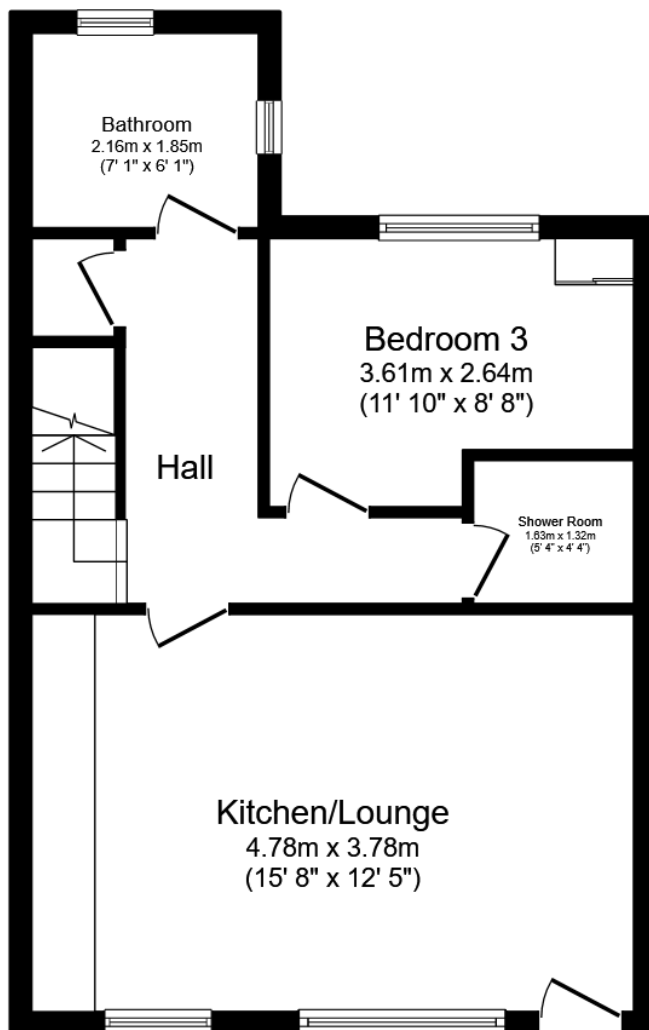
Apartment



C

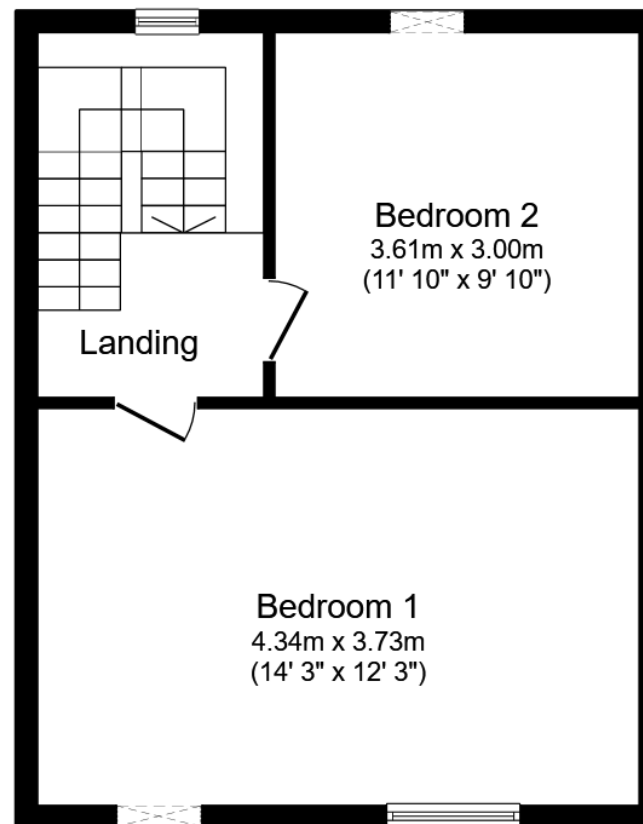


954 SQFT



Ground Floor

Floor area 46.4 sq.m. (500 sq.ft.)



First Floor

Floor area 42.2 sq.m. (454 sq.ft.)

Total floor area: 88.6 sq.m. (954 sq.ft.)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

93 New Road Side, Horsforth, LS18 4QD

