



**The Old School House, Victoria Gardens, Hyde Park, Leeds LS6**  
**1FH**

**welcome to**

**The Old School House Victoria Gardens, Hyde Park Leeds**

A contemporary style two bed apartment within the old 1876 Leeds Girls High School. This unique residence blends modern living with the rich heritage of its past, retaining many fantastic original features including the vaulted grand entrance and sweeping staircase.



## The Old School House

A fantastic opportunity to own a piece of Leeds History in the form of this converted apartment within the 1876 Leeds Girls High School Site, which offers stylish living full of character and charm. The property benefits from having a vaulted grand entrance and an impressive sweeping staircase. The building is set in magnificent grounds and is ideally located for access to local amenities and transport links to the City Centre and surrounding areas. Situated on the top floor of this beautifully restored building, this stunning penthouse briefly comprises; entrance hall, open plan living area with modern kitchen, two bedrooms, master en-suite and bathroom. The apartment boasts high ceilings and picturesque views, allowing for plenty of natural light and an impressive sense of space. Externally the property offers well maintained communal grounds and allocated parking.

### Entrance Hall

The apartment door opens in to the entrance hall which has a fabulous double walk in wardrobe providing ample storage.

### Open Plan Lounge / Kitchen

21' 11" x 17' 8" ( 6.68m x 5.38m )

Natural light fills the rooms providing an airy ambiance. The decor is contemporary and appeals to all with plush carpets and crisp clean white walls.

### Kitchen Area

A contemporary style fitted kitchen with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; integrated electric oven with electric hob above with cooker hood over. Integrated fridge freezer, dish washer and washing machine.

### Lounge Area

With sash windows to the side elevation and a radiator.

### Bedroom One

15' 5" x 8' 6" ( 4.70m x 2.59m )

A double bedroom with double fitted wardrobes and double glazed window offering vast light into the room. This bedroom also benefits from having an en-suite shower room.

### En-Suite

Fitted with a walk in shower cubicle with mains fed shower, pedestal wash hand basin and low flush wc. Chrome ladder style radiator and part tiling walls.

### Bedroom Two

13' 5" x 12' 1" ( 4.09m x 3.68m )

A second double bedroom with double glazed window complimented with crisp white walls and neutral carpet.

### Bathroom

Fitted with a white four piece suite comprising; walk in shower cubicle with mains fed shower, panelled bath with mixer tap, pedestal wash hand basin and low flush wc. Chrome ladder style radiator and full tiling to walls.

### Externally

The Property sits in well maintained communal grounds with allocated parking.



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## The Old School House Victoria Gardens, Hyde Park Leeds

- Guide Price £260,000 - £270,000
- Contemporary Converted Apartment
- Stylish Open Plan Living
- Historic Building Full Of Character
- Convenient & Popular Location

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000**



Ground Floor



First Floor



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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