



**Otley Road, Leeds LS6 3QG**



**welcome to**

**Otley Road, Leeds**

A spacious four bed family home situated in the highly sought after location of Far Headingley, which is offered with no onward chain.



## Otley Road

This four bed semi-detached family home is full of character and is located in the highly sought after location of Far Headingley. In brief the accommodation comprises; entrance hall, lounge/dining room, kitchen, downstairs wc, three bedrooms and bathroom to the first floor and a further bedroom and bathroom to the second floor. externally the property offers a driveway providing off street parking, a garage and gardens to the front and rear.

### Entrance Hall

The front entry door opens in to the porch, which in turn leads in to the entrance hall, which has a radiator and an under stairs cupboard.

### Lounge / Dining Room

35' 4" x 11' 8" ( 10.77m x 3.56m )  
A spacious dual aspect through lounge with two feature fireplaces and radiators. Double glazed windows to the front and rear elevation.

### Kitchen

20' 7" x 7' 5" ( 6.27m x 2.26m )  
Fitted with a range of wall and base units with complimentary work surfaces which incorporates a sink and drainer with mixer tap. Space for Range cooker with cooker hood over. Space for double fridge freezer. Radiator and double glazed windows to the rear and side elevations. An external door leads out to the side of the property.

### Downstairs Wc

Having a wash hand basin and low flush wc. Double glazed window to the side elevation.

## First Floor Landing

Stairs rise from the entrance hall up to the first floor landing which has a radiator and two double glazed windows to the side elevation

### Bedroom

9' 9" x 15' 10" ( 2.97m x 4.83m )  
A double bedroom with fitted wardrobes, a radiator and double glazed window to the rear elevation.

### Bedroom

14' 2" x 10' 9" ( 4.32m x 3.28m )

### Bedroom

10' x 7' 8" ( 3.05m x 2.34m )  
Having a radiator and double glazed window to the side elevation.

### Bathroom

Fitted with a four piece suite comprising bath with mains fed shower over and screen to the side, pedestal wash hand basin, bidet and low flush wc. Radiator, tiling to walls and floor. Double glazed window to the rear elevation.

## Second Floor Landing

A spiral staircase leads from the first floor landing up to the second floor.

## Loft Room - Used As A Bedroom

16' 5" x 11' 9" ( 5.00m x 3.58m )  
Skylight window to the rear elevation and storage in the eaves.

### Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low flush wc. Double glazed window to the side elevation.

## Externally

### To The Front

At the front of the property there is driveway providing off street parking which extends down the side of the house to the garage at the rear. There is also a lawned area bordered by mature shrubs.

### To The Rear

At the rear of the property there is a lawned garden with paved patio area.

### Garage

A detached garage with an up and over door with electric and window to the side elevation.



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welcome to  
**Otley Road, Leeds**

- Semi-Detached Family Home
- Four Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers over  
**£475,000**



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