



Stoneacre  
Properties



## Victoria Road

Headingley Leeds, LS6 1AT

Asking Price £575,000



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## Rose Court

Rose Court is located on the iconic former site of Leeds Girls' High School and forms the completion of the final three-phase development, previously awarded the 'Best Large Development in Yorkshire'. With the High School having been founded in 1876 by the great Victorian activist 'Frances Lupton', the Rose Court restoration provides an opportunity for a slice of history to be acquired within this landmark property dating back to approximately 1842. Located within historic Headingley, an area heavily associated with education, the area has strong literary connections, including the legendary J.R.R. Tolkien alongside both highly regarded Cricket and Rugby stadiums and a wide selection of restaurants, bars and local amenities.

This spectacular conversion of the Grade II listed Rose Court consists of a selection of apartments and a lodge house, contrasting between the period original character buildings and contemporary new build construction, all designed with superior luxury at the forefront of the design. Stoneacre Properties are delighted to offer for sale the sympathetically restored historic buildings into a bespoke development of just eleven dwellings within this enviable location, occupying an exclusive plot on the fringe of Leeds City Centre. Rose Court is an opulent development exuding elegance, style and heritage.

## Taylor's Property Developments

Stoneacre Properties are delighted to have worked alongside TPD since their founding. With countless successful developments having been completed within the region, TPD have grown to become one of

Yorkshire's finest independent property developers. Rose Court has been designed jointly by the Directors of TPD with substantial advisory input from 'Consultancy by Stoneacre Properties', with the final luxurious product being a key product of our respective portfolios. Taylor's look forward to welcoming you home.

## Historical Note

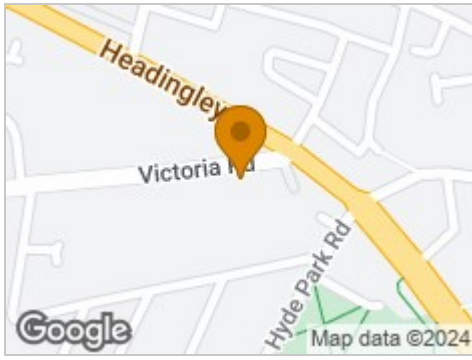
The land on which the house was built was a part of the Fawcett Estate which was sold in building plots between 1837 and 1842. George Smith was a Leeds banker and one of the first to move from the City Centre into Headingley.

## Building Warranty

When buying a home it can be stressful enough, that's why Taylor's offer as much peace of mind as possible. All of their properties at Rose Court come with a Checkmate 10 Year Warranty. Checkmate is a designated Warranty Scheme under the Warranty Link Rule, trusted by Lenders.



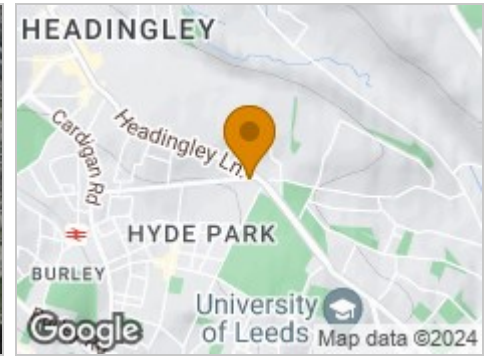
## Road Map



## Hybrid Map



## Terrain Map



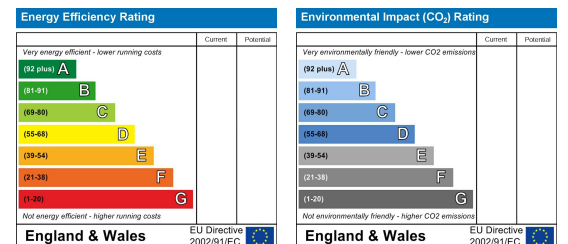
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.