



**Stoneacre**  
Properties



## Otley Road, Leeds, LS16 5LW Offers In The Region Of £450,000

\*\*\* AMAZING AND RARE OPPORTUNITY TO ACQUIRE A BUILDING PLOT WITH FULL PLANNING PERMISSION GRANTED ON THE OUTSKIRTS OF HEADINGLEY \*\*\* The plot is located in West Park adjacent to Otley Road, and is close to the boundary of Far Headingley in North Leeds providing easy access to a range of amenities including an array of highly regarded bars and restaurants that Headingley has to offer. Set back from Otley Road the plot benefits from regular and reliable public transport links in to Leeds City Centre and easy access to neighbouring towns via car.

The plot has planning for two properties, one, The Lodge House which will be sympathetically restored so as not to hinder the current architecture. The property will offer in excess of 1300 sqft and at present the plans comprise a wonderful open plan Kitchen/Diner/Living Room perfect for hosting and socialising. Study and Cloakroom finish the ground floor. To the first floor, three double bedrooms, the master with en-suite and the house bathroom.

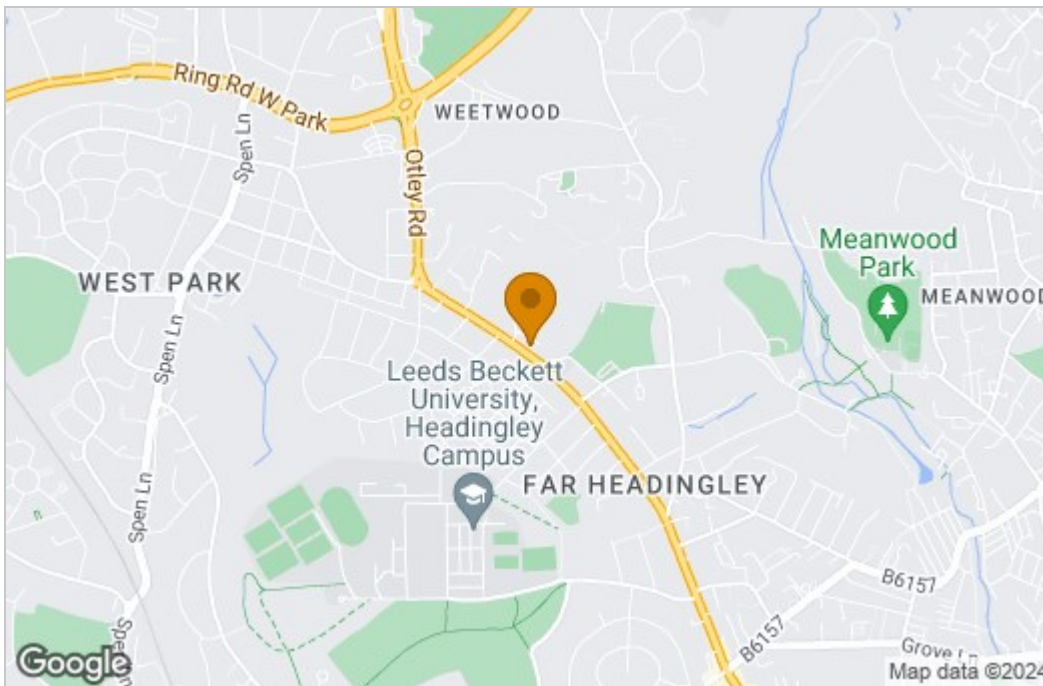
The second, The Coach House, which will offer in excess of 2000 sqft and at present the plans comprise a stunning master/guest suite with walk-in wardrobe and en-suite bathroom, a further en-suite bedroom, and two more double bedrooms. To the ground floor is a wonderful open plan Kitchen/Diner that leads through to the Living Room. Study, Garage and Cloakroom finish the ground floor.

The images are to be treated as a representative design and not as a true reflection of the final finish.

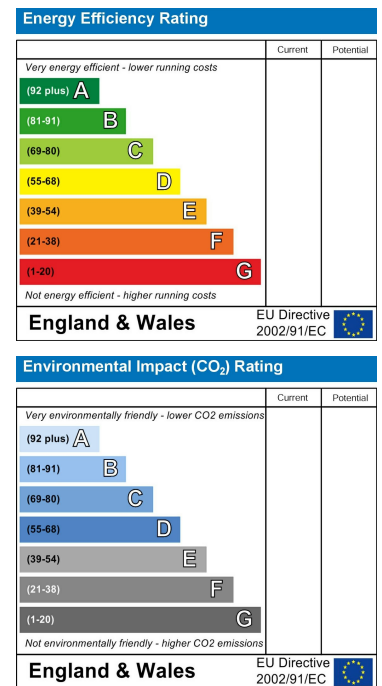


# Floor Plan

## Area Map



## 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.

