



**Stoneacre**  
Properties



## **Victoria Road, Leeds, LS6 1AT**

### **£2,300 Per Calendar Month**

**\* COMPLETED DUPLEX APARTMENT, NOW READY TO VIEW AND RENT! \*\* 3 DOUBLE BEDROOMS \*\* \*\* GRADE II LISTED DEVELOPMENT \*\* \*\* HUGE FEATURE MAIN RECEPTION ROOM \*\* \*\* BATHROOM AND EN-SUITE \*\* MASTER SUITE WITH WALK-IN WARDROBE \*\* \*\* KITCHEN/DINER WITH BREAKFAST BAR \*\***

Stoneacre Properties are delighted to offer to let a stunning three bedroom duplex apartment situated in the heart of Headingley. Boasting a quality internal specification and constructed within the original grade II listed building, this skilfully designed apartment offers unrivalled character, retaining ornate features and high ceilings at ground floor level. The luxurious, well planned accommodation is spread over two floors briefly comprises of; a huge character reception room with seven timber windows offering ample natural light, a spacious breakfast kitchen / diner, coupled with a house bathroom. From the ground floor, stairs lead to the lower ground floor sleeping accommodation, comprising of; a master suite with en-suite shower room and walk in wardrobe / dressing room, a second bedroom with 'Jack & Jill' bathroom accessed both from the hallway and bedroom, and a third large double bedroom.

AVAILABLE NOW

## 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 rented 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.

## Historical Note

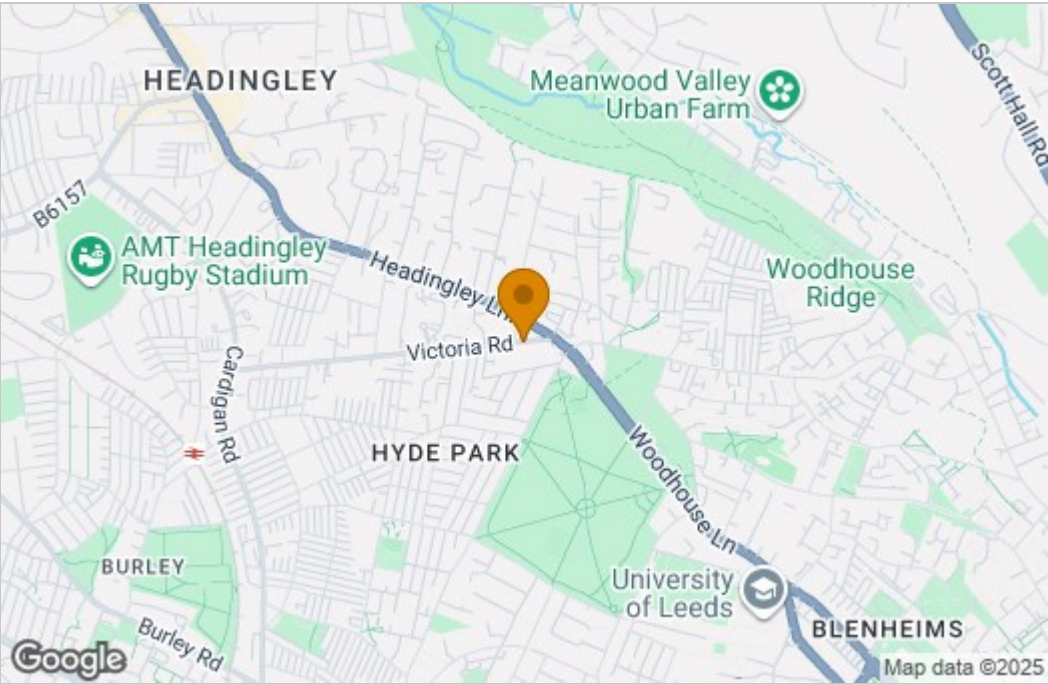
The land on which the house was built was a part of the Fawcett Estate which was sold in building plots between 1837 and 1842. George Smith was a Leeds banker and one of the first to move from the City Centre into Headingley.



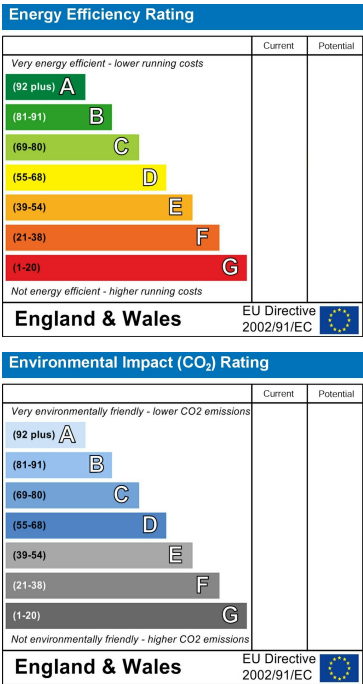
Floor Plan



Area Map



Energy Efficiency Graph



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