



The Towers, Leeds, , LS12 3SQ
£695,000

HUNTERS[®]
EXCLUSIVE



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A unique opportunity to acquire a package of 3 properties sold on one title, including a significant Victorian family sized house, plus TWO separate apartments, which generates a potential income of around £1600 per month(subject to market variation), one is two bedroomed situated on the second floor and the other is a ground floor one bed apartment, both have separate private entrances.

NUMBER 31 is an impressive house of notable charm and character, situated in a quiet sought-after urban area. The property is in good condition, retaining many impressive Victorian period features such as high ceilings and original coving. Among its unique features are the extensive gardens complete with a veg patch, greenhouse, and a tranquil garden pond. Practical amenities include a DOUBLE garage, with gated parking for caravan/motor home, a log store, and a large timber store with power and light. Additionally, the tarmac parking area provides parking for several cars. The garden is an oasis of peace and quiet, with the possibility of further DEVELOPMENT, subject to planning permission.

The heart of the house is the welcoming ENTRANCE HALL with its original tiled floor, beautiful lincrusta wall covering and a stunning staircase balustrade leading to a light and sunny landing. The property boasts TWO large reception rooms. Reception ONE one features a marble fireplace with a multi-fuel stove, a period-featured ceiling, and oak flooring. Reception room TWO has an original wood floor, a period-style fireplace with a gas fire, and twin sash windows.

The house offers a modern KITCHEN with ample storage units, a pantry store, and an integrated washer. Tiled flooring and a floor hatch to the cellar add practical touches. The cellars are perfect for additional storage needs.

There are FOUR bedrooms, three doubles and one single. The first bedroom is graced with a marble fireplace, original flooring, and twin sash windows. The second bedroom benefits from built-in wardrobes, and the fourth bedroom can serve as a home office. The BATHROOM is well-appointed with a free-standing bath, a heated towel rail, a separate shower cubicle, a separate toilet, and a vanity-style sink. A separate toilet has a sink and wc.

Outside the house is the extensive garden with a path leading from the front gate and DOUBLE garage/parking. There is access to the rear of the house leading from the front round the back, which offers additional parking and substantial storage units.

NUMBER 31a is a one-bedroom ground floor self-contained apartment, with a combined LIVING ROOM open to KITCHEN with storage units/worktops with sink and integrated oven/gas hob, space for washer. Separate DOUBLE BEDROOM with built in wardrobe and separate modern BATHROOM with vanity sink/toilet.

NUMBER 31b is a two bedroom second floor apartment which has a separate ground floor entrance and staircase leading to the landing and access to a the self-contained flat, comprising LIVING ROOM which is light a spacious with LED lighting, opening to the KITCHEN/DINER with ample fitted storage units /worktop with sink, single oven and gas hob. BEDROOM ONE is a double size with 3 Velux windows and built in eaves storage cupboards. BEDROOM TWO is also a double size with both gable end and Velux windows.

The location is ideal for both families and investors, with regular public transport links to Leeds city centre, local shops/amenities, green spaces, and walking and cycling routes nearby. This quiet enclave is a true urban gem which must be seen to be fully appreciated.





MAIN HOUSE

KITCHEN
12'1" x 9'9"

DINING ROOM
16'4" x 14'9"

LIVING ROOM
19'9" x 15'9"

RECEPTION HALL
19'6" x 7'11"

CELLAR ROOM
14'10" x 12'2"

CELLAR ROOM
12'2" x 9'11"

BEDROOM ONE
19'9" x 15'9"

BEDROOM TWO
14'9" x 13'8"

BEDROOM THREE
12'0" x 9'11"

BEDROOM FOUR
10'5" x 8'0"

BATHROOM/WC
12'0" x 7'10"

SEPERATE WC
4'4" x 4'0"



APARTMENT B

GROUND FLOOR ENTRANCE
14'2" x 5'9"

DINING KITCHEN
15'7" x 14'7"

LIVING ROOM
18'7" x 15'5"

BEDROOM ONE
15'10" x 8'9"

BEDROOM TWO
11'6" x 7'7"

BATHROOM
8'7" x 7'0"

APARTMENT A

KITCHEN/LIVING ROOM
17'1" x 13'9"

BEDROOM
10'8" x 10'3"

BATHROOM
8'7" x 5'6"



- Unique package of 3 properties
- With Four Bedrooms/two reception rooms
- Potential income circa £1600 pm
- Large double garage
- large timber store and log storage



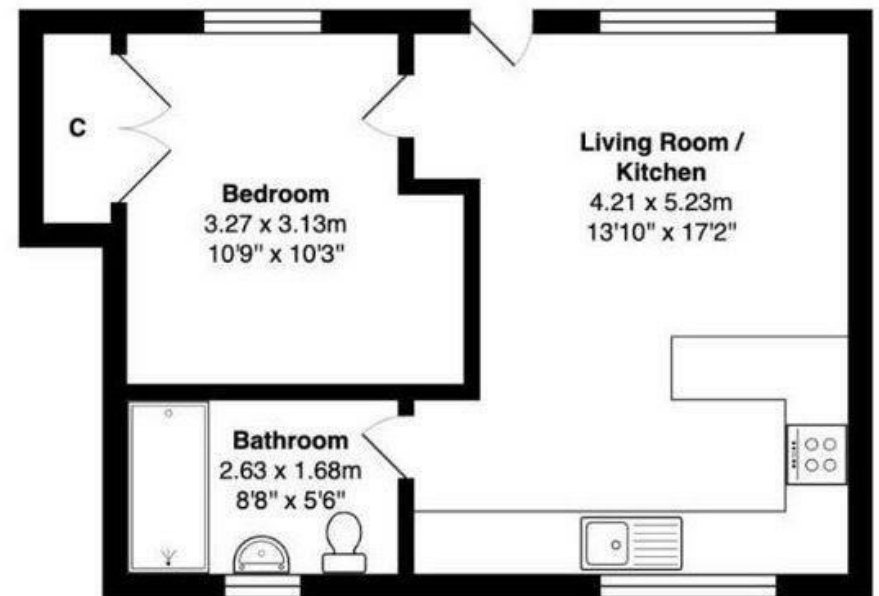
- Stunning Victorian stone built semi
- Two separate self contained flats
- Impressive gardens with outbuildings
- Parking for several vehicles
- Potential for further development



Total Area: 109.1 m² ... 1174 ft²

All measurements are approximate and for display purposes only

APARTMENT B



Ground Floor

Total Area: 38.1 m² ... 410 ft²

All measurements are approximate and for display purposes only

APARTMENT A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

INTE
KITCHEN



Total Area: 218.5 m² ... 2352 ft²
 All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 0113 257 6198 | Website: www.hunters.com

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