

Estate &
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Lea Farm Road
Leeds
LS5 3PB
Asking Price - £238,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

Property Details

- Charming Three Bed End-Terrace House
- Kitchen/Diner
- Corner Plot
- Character Features Throughout
- Wrap Around Garden
- Private Driveway
- New Bathroom
- Excellent Kirkstall Location
- Council Tax Band A
- Gas Central Heating

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Property Description

A charming, beautifully presented and deceptively spacious three bedroom family home enjoying a private corner plot just off Vesper Road in Kirkstall.

Boasting a sizeable private driveway offering gated access to a spacious wrap around garden, three bedrooms, a modern recently installed bathroom, a superb kitchen/diner and stylishly decorated living room - this property most certainly does not lack in character!

On the ground floor can be found a small entrance hallway with stairs rising to the first floor landing, with an internal door to the right opening onto the kitchen/dining room.

The kitchen/diner includes ample space for a large farmhouse style table, with the kitchen itself featuring a selection of modern cabinets, space and plumbing for a washing machine, in addition to a double range oven with overhead hooded extractor and an integrated dishwasher. There is an integral pantry cupboard plus two points of access to the garden from patio doors off the dining area and a single external door from the kitchen.

The beautifully presented living room includes a fabulous open fireplace with wood burning stove and is successfully zoned to include a cosy seating area to one end, and ample space for a desk (ideal for those working from home), to the other.

Upstairs, a landing incorporating an integral storage cupboard offers access to three bedrooms - two doubles and one single, all with integral wardrobes and traditional cast iron fireplaces. Also off the landing can be found a fabulous, newly installed family bathroom with 'smart mirror' and rainfall shower over the bath boasting centrally mounted wall controls.

Externally is a spacious garden which extends to the side of the property and includes a lawn featuring raised beds - perfect for growing fruit and veg, extending to a graveled area at the rear ideal for seating and enjoying plenty of sun. The garden wraps around to the rear or the property where there is a large patio area which can also be accessed directly from the kitchen.

A graveled driveway to the front of the property provides parking for two cars.

Gallery



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Area Description and Map

Lea Farm Road itself is just off Vesper Road, known for its close proximity to Kirkstall Abbey and Hawksworth Wood, ideal for those who love a walk in their wellies with a four-legged friend. The property is positioned within a 5-minute drive of neighbouring Horsforth and is within easy access of Spen Lane, Otley Rd and the outer ring road. Also within walking distance is Kirkstall Retail Park, the famous Abbey and a number of popular pubs and eateries.

Just around the corner from the property is a bus stop offering regular links to Leeds City Centre, whilst Kirkstall Forge Train Station is also within walking distance.



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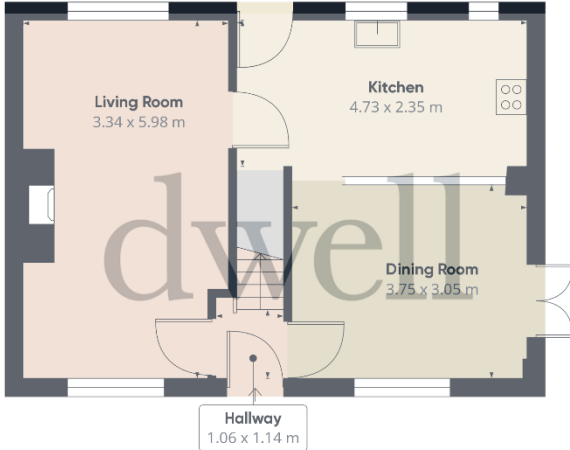
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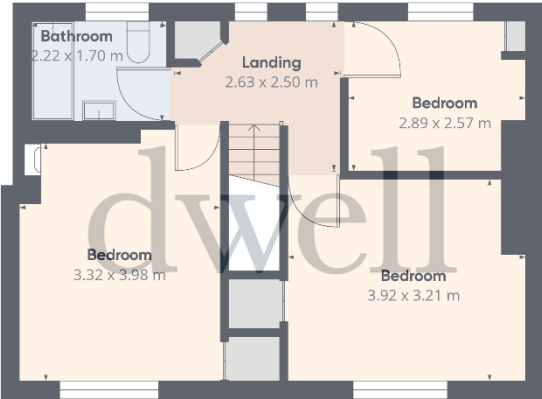
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Floor Plan - Total floor area 89.29

Floor Plans & Area Map



Ground Floor



Floor 1



Approximate total area⁽¹⁾
89.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating

