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Peony Rise  
Leeds  
LS14 6WL  
£450,000

5  2  3 



**0113 246 4860**

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

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# Property Details

- **Superb Five Bedroom Detached Family Home**
- **Snug / Home Office**
- **Extensive Kitchen/Diner**
- **Attached Garage**
- **Utility Room**
- **Master Bedroom with Ensuite and Dressing Area**
- **Downstairs WC**
- **Large South Facing Rear Garden**
- **Living Room / Cinema Room**
- **Driveway with Parking for Two Cars off Private Road**

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## Property Description

A RARE OPPORTUNITY to purchase an impressive 5 BEDROOM detached family home fronted by a private no-through road, situated in an exclusive, new build residential estate, within easy access of the A64 outer ring road.

Set over three floors, the property benefits from an EXTREMELY SPACIOUS and beautifully finished kitchen diner with adjoining utility, opening directly onto a substantial, SOUTH FACING and fully landscaped rear garden. The property includes MULTIPLE RECEPTION ROOMS making it ideal for multigenerational families, plus 5 generously proportioned bedrooms. There is also the added benefit of an attached GARAGE (currently set up as a home gym), plus a PRIVATE DRIVEWAY with parking for two cars.

### Interior

#### Ground Floor

On the ground floor, a spacious entrance hallway provides access to a WC, integral storage cupboard and an additional reception room currently used as a snug but ideal for use as a home office if required. To the rear is an exceptional kitchen/diner (most certainly one of the property's stand out features) incorporating a bespoke wine fridge, integral fridge/freezer, oven with electric hob and hooded extractor, dishwasher. The kitchen/diner includes a central peninsular with space for seating below also zoning the space for cooking and dining. An adjoining utility room offers additional storage, plus workspace and plumbing for a washing machine and tumble dryer. From the kitchen, patio doors open onto a substantial south facing garden, absolutely ideal for entertaining friends and family.

#### First Floor

To the first floor is an outstanding living room which spans the full width of the house. The living room has been fitted with black out cinematic curtains and must be viewed to appreciate it's large size and layout. Also on the first floor is a family bathroom featuring bath and separate shower unit, plus two double bedrooms - both incorporating fitted wardrobes.

#### Second Floor

On the second floor can be found three more bedrooms, the impressive master bedroom boasting a luxurious ensuite shower room accessed via a private dressing area incorporating more fitted wardrobes with sliding, tinted glass doors. Another bedroom has been set up as a home office whilst the third bedroom serves as a guest room, but would be a lovely nursery or child's bedroom.

### Exterior

The property itself is set back from a private, no-through road by a large driveway offering parking for two vehicles. An attached garage with light and electric can be accessed from the outside with ample room for a home gym or to store a vehicle if required. To the rear is a fantastic, fully landscaped, mainly paved garden with large pergola and sunken stretch of lawn. The rear gardens main point of access is through patio doors from the kitchen but it can also be accessed via a private timber gate to the side of the property.

## Gallery

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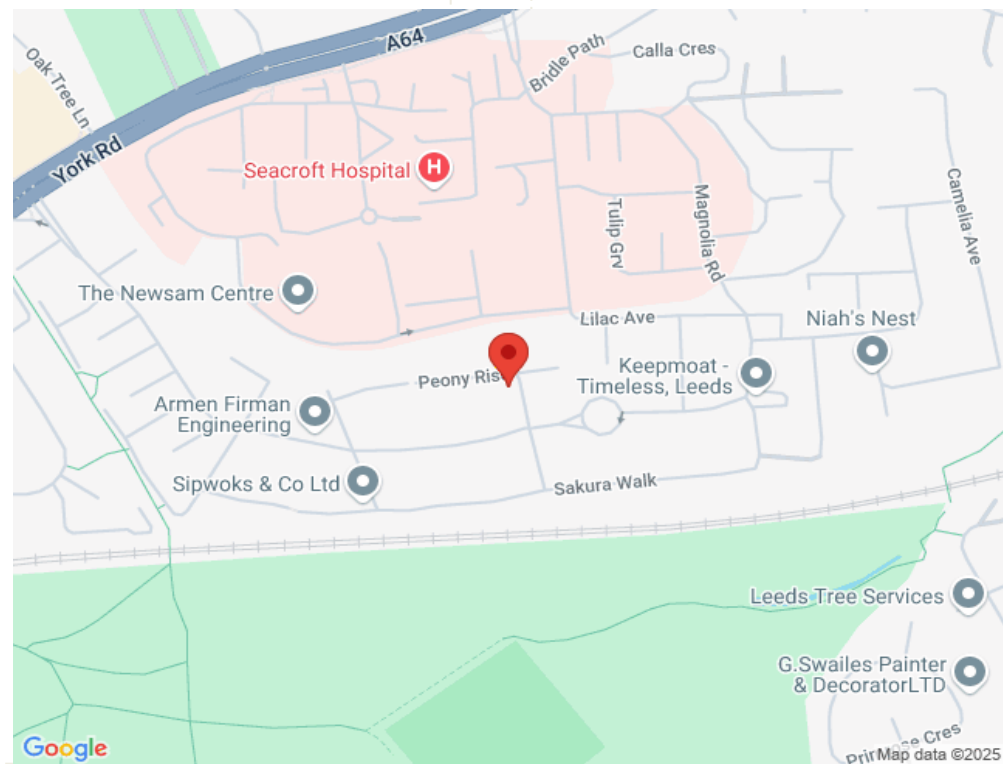


## Property Details

### Area Description

The property is situated in LS14 to the East of Leeds City Centre, and is part of a prestigious collection of newly built homes by Strata. Within easy reach of a wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars, and the local Railway Station, Peony Rise also benefits from being within easy reach of convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route.

The estate itself is conveniently positioned, quiet, family friendly and beautifully maintained. Locally there is also JD gym, a veterinary surgery, Ninja Warriors UK and a selection of schools and nurseries.



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## Gallery

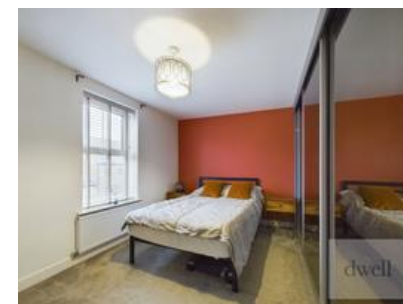
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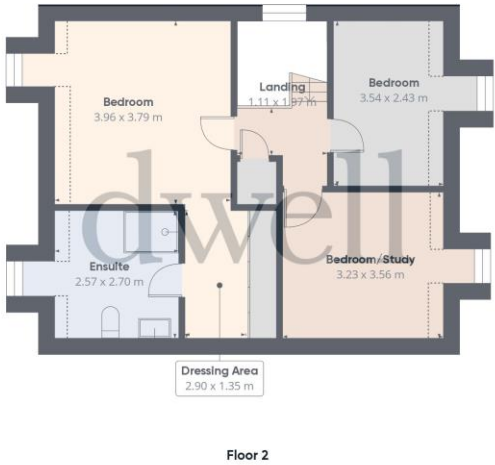
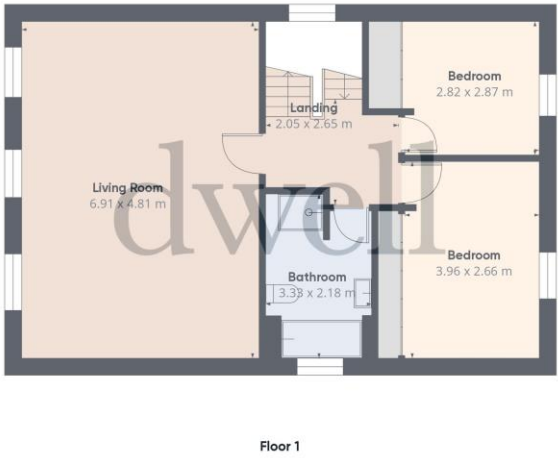
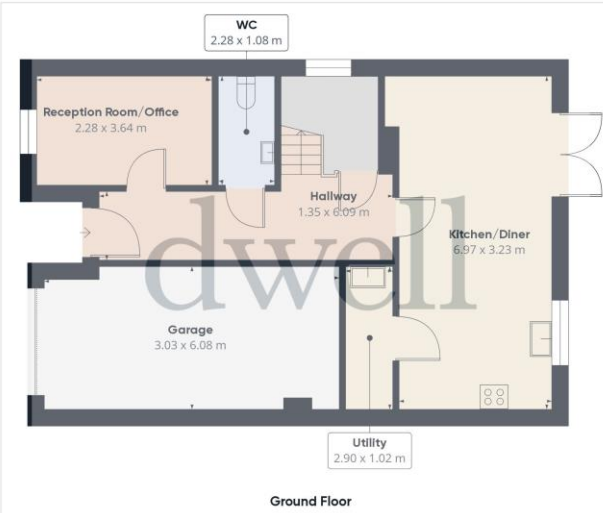
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# Floor Plan

## Floor Plan - Total floor area 189.37 m2



**Approximate total area<sup>(1)</sup>**  
189.37 m<sup>2</sup>

**Reduced headroom**  
2.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

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

B